

CORDOVA PALMS
Community Development District

SEPTEMBER 8, 2021

Cordova Palms

Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092

Phone: 904-940-5850 - Fax: 904-940-5899

September 1, 2021

Board of Supervisors
Cordova Palms
Community Development District

Dear Board Members:

The Cordova Palms Community Development District Meeting is scheduled for **Wednesday, September 8, 2021 at 10:00 a.m.** at the offices of **Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida**. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Matters Related to the Issuance of Bonds
 - A. Public Hearing to Impose Special Assessments
 - B. Consideration of Resolution 2021-35, Equalizing and Imposing Special Assessments
 - C. Consideration of Supplemental Engineer's Report for Phases 1 and 2
 - D. Consideration of Supplemental Assessment Methodology Report
- IV. Minutes
 - A. Approval of Minutes of the August 11, 2021 Board of Supervisors Meeting
 - B. Acceptance of Minutes of the August 11, 2021 Audit Committee Meeting
- V. Acceptance of Engagement Letter with Grau & Associates for Audit Services
- VI. Consideration of Designating a Regular Meeting for Fiscal Year 2022
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- VIII. Consideration of Funding Request No. 4
- IX. Supervisors' Requests and Audience Comments
- X. Next Scheduled Meeting – October 13, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092
- XI. Adjournment

The third order of business is matters related to the issuance of bonds. A public hearing will be held for the purpose of equalizing and levying the master assessments. Enclosed for your review and approval are copies of resolution 2021-35 and the supplemental engineer's report. A copy of the supplemental assessment methodology report will be provided under separate cover.

Enclosed under the fourth order of business are the minutes of the August 11, 2021 Board of Supervisors, and Audit Committee meetings for your review and approval.

The fifth order of business is acceptance of engagement letter with Grau & Associates for audit services. A copy of the letter is enclosed for your review.

The sixth order of business is consideration of designating a regular meeting schedule for Fiscal Year 2022. A copy of the proposed meeting schedule is enclosed for your review and approval.

The eighth order of business is consideration of funding request number four. A copy of the funding request is enclosed for your review and approval.

The remainder of the agenda is general in nature. Staff will present their reports at the meeting.

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904) 940-5850.

Sincerely,

Daniel Laughlin

Daniel Laughlin
District Manager
Cordova Palms Community
Development District

AGENDA

Cordova Palms

Community Development District

Agenda

Wednesday
September 8, 2021
10:00 a.m.

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Call in #: 1-913-227-1201
Passcode: 410226
www.CordovaPalmsCDD.com

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 - B. District Engineer
 - C. District Manager

VIII. Consideration of Funding Request No. 4

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meeting – October 13, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 W. Town Place, Suite 114, St. Augustine, Florida 32092

XI. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2021-35

A RESOLUTION MAKING CERTAIN FINDINGS; ADOPTING A CAPITAL IMPROVEMENT PLAN; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Cordova Palms Community Development District (“**District**”) is a local unit of special-purpose government established by ordinance of the Board of County Commissioners of St. Johns County, Florida, and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes, or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection, and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, amenities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

- b. On July 14, 2021, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2021-27 (“**Declaring Resolution**”), and in doing so determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the *Cordova Palms Community Development District Capital Improvement Plan*, dated June 18, 2021, attached hereto as **Exhibit A** and incorporated herein by reference (“**Capital Improvement Plan**,” and the project described therein, the “**Project**”); and
- c. The plans and specifications for the Project are on file in the offices of the District Manager at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District Records Office**”); and

The Debt Assessment Process

- d. Also, as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes, or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments (“**Debt Assessments**”) on specially benefited property within the District; and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On September 8, 2021, and at the time specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board,” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
- i. It is necessary to the public health, safety, and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Capital Improvement Plan; (2) the cost of such Project be assessed against the lands specially benefited by such Project; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners, and residents; and
 - iii. The estimated costs of the Project are as specified in the Capital Improvement Plan and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
 - iv. It is reasonable, proper, just, and right to assess the cost of such Project against the properties specially benefited thereby, using the method determined by the Board and set forth in the *Master Special Assessment Methodology Report*, dated July 1, 2021 (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
 - v. The Project benefits all developable property within the District; and
 - vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
 - vii. All developable property within the District is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
 - viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
 - ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
 - x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes, or other specific financing mechanisms, including refunding bonds (together, “**Bonds**”).

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF CAPITAL IMPROVEMENT PLAN.** The Capital Improvement Plan identifies and describes the infrastructure improvements to be financed with the Bonds and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Capital Improvement Plan in connection with the sale of the Bonds is hereby authorized, approved, and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Project and the costs to be paid by the Debt Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the District is hereby approved, adopted, and confirmed. The District authorizes its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed, and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book**." The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid, and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. ***Supplemental Assessment Resolutions for Bonds.*** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by one or more different assessment areas within the District.
- b. ***Adjustments to Debt Assessments.*** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved, and confirmed

and the actual costs incurred in completing the applicable project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. ***Payment.*** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. ***Prepayment.*** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.
- c. ***Uniform Method; Alternatives.*** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (“**Uniform Method**”). The District has heretofore taken, or will take prior to collection, all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. ***Uniform Method Agreements Authorized.*** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may

notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

- e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. **ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.**

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the District. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the District. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the District, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a

licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.

- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to an assessment area comprised of specific unplatted lands which are less than all of the unplatted lands in the District, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the assessment area have been and/or will be developed.

10. **GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

11. **ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Johns County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

14. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 8th DAY OF SEPTEMBER 2021.

ATTEST:

**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Cordova Palms Community Development District Capital Improvement Plan*, dated June 18, 2021

Exhibit B: *Master Special Assessment Methodology Report*, dated July 1, 2021

Exhibit A
Engineer's Report

**CORDOVA PALMS
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN**

Prepared for

**Board of Supervisors
Cordova Palms
Community Development District**

Prepared by
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

BACKGROUND

The Cordova Palms Community Development District (the “District”) is a 293± acre community development district located in St. Johns County, Florida. (See **Plate 1**, Location Map). The land within the District is currently an undeveloped parcel within the Cordova Palms PUD. The authorized land uses within the District include residential development as well as open space and recreational amenities. The full development within the District’s boundaries is as depicted in Table 1.

TABLE 1
DEVELOPMENT SUMMARY

TYPE	Area (Acres)	Residential Units
Residential	204.8	733
Community Parks	10.5	0
Neighborhood Parks	5.8	0
Wetlands	51.7	0
Upland Buffer	20.2	0
TOTALS	293	733

Plate 2 depicts the District boundary, and Plate 3 provides the legal description of the District.

The currently proposed development program for the District is presented below. The current proposed Master Plan is depicted on Plate 14.

TABLE 2

UNIT TYPE	TOTAL
SF 43’ (to be assessed debt)	145
SF 43’ (to not be assessed debt)	150
SF 53’	438
TOTALS	733

To serve the residents of the District, the District has developed this Capital Improvement Plan to allow it to finance and construct certain utility, stormwater management, amenity and transportation infrastructures necessary for development within the District. Summaries of the proposed Capital Improvement Plan and corresponding cost estimates follow in Table 3. A detailed description and basis of costs for each improvement is included in this report.

The Capital Improvement Plan contained in this report reflects the current intentions of the District. However, the Capital Improvement Plan may be subject to modification in the future. The implementation of any improvement is outlined within the Plan requires final approval by the District’s Board of Supervisors.

Design and permitting for the improvements described in this improvement plan is ongoing, and a tentative schedule is provided below:

ITEM	ESTIMATED AGENCY APPROVAL DATE
1. U.S. Army Corps of Engineers	Issued for entire project
2. SJRWMD	Issued for entire project
3. City of St. Augustine (COSA)	Phase 1 Issued
4. FDEP – Sewer and Water	Phase 1 Issued
5. SJC DRC	Phase 1 Issued

A jurisdictional wetland delineation for the entire property within the District has been completed and approved by the St. Johns River Water Management District (SJRWMD) and U.S. Army Corps of Engineers (USACE). A SJRWMD permit has been obtained for all phases. SJRWMD permit modifications will be obtained for the Cordova Palm subsequent phases. Construction plan approvals from St. Johns County will be obtained for the residential development portions of the property by phases, which is currently anticipated to total 733 residential units; approval of Phase 1 has been obtained. Construction of these improvements began in February, 2021. There is a reasonable expectation that the remaining required permits for the District improvements are obtainable, however, all permits are subject to final agency action.

Cost estimates contained in this report are based upon year 2021 dollars and have been prepared based upon the best available information, but in some cases without benefit of final engineering design and environmental permitting. England, Thims & Miller, Inc. believes the estimates to be accurate based upon the available information, however, actual costs will vary based on final engineering, planning and approvals from regulatory agencies.

PROJECT PHASING

The overall Project will be built in a series of phases. The phasing of the project allows the clearing, earthwork, stormwater management systems, roadways, utilities, entry features, recreational areas, landscaping, sidewalks and paths to be constructed as needed throughout the build-out of the District. The Project has been designed in such a manner so that Phase 1 can be developed and be self-sufficient, completely separate from Phases 2, 3 and 4.

MASTER INFRASTRUCTURE SUMMARY OF COSTS

Improvement Description	Estimated Cost
S.R. 313	\$ 4,299,100
Collector Road and Emergency Access Road	\$ 2,738,100
Master Utility Improvements	\$ 784,800
Amenities, Entry Feature and Landscaping	\$ 7,800,000
MASTER INFRASTRUCTURE TOTAL	\$15,622,000

RESIDENTIAL INFRASTRUCTURE SUMMARY OF COSTS

Improvement Description	Estimated Cost
RESIDENTIAL MASTER INFRASTRUCTURE	
Neighborhood Roads	\$11,029,800
Stormwater Management System	\$ 3,037,000
Water Distribution and Sanitary Sewer Collection Systems	\$ 8,548,200
NEIGHBORHOOD INFRASTRUCTURE TOTAL	\$22,615,000

TOTAL MASTER AND NEIGHBORHOOD INFRASTRUCTURE	\$38,237,000
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MASTER INFRASTRUCTURE IMPROVEMENTS

TRANSPORTATION IMPROVEMENTS

The District currently intends to finance certain master transportation facilities necessary for development within the District boundaries. The master infrastructure transportation improvements will be owned and maintained by either FDOT or St. Johns County (as appropriate) upon completion of construction. These improvements have been designed and will be constructed to either FDOT or St. Johns County standards. Landscaping and irrigation of the completed roadways will be maintained by the District.

A description of each transportation improvement follows.

SR 313

This proposed improvement includes approximately 1,450 linear feet of a four-lane urban section with appropriate turn lanes. The SR 313 improvements are depicted on Plate 4 and a typical roadway cross section is depicted on Plate 5.

COLLECTOR ROAD

This proposed improvement includes approximately 1,600 linear feet of a two-lane urban section with appropriate turn lanes. The Collector Road improvements are depicted on Plate 6 and a typical roadway cross section is depicted on Plate 7.

EMERGENCY ACCESS ROAD

This proposed improvement includes approximately 8,750 linear feet of a two-lane stabilized roadway with appropriate drainage collection systems. The Emergency Access Road improvements are depicted on Plate 6.

UTILITY IMPROVEMENTS

The District currently intends to finance certain offsite utility infrastructure necessary for development within the District boundaries. These improvements will be designed and constructed to COSA and FDEP standards and will be owned and maintained by COSA.

WATER DISTRIBUTION SYSTEM

The proposed improvement involves the construction of approximately 915 linear feet of 16" water main along and adjacent to SR 313, as depicted on Plate 8.

FORCEMAIN SYSTEM

The proposed improvement involves the construction of approximately 805 linear feet of 8" sanitary sewer force main along and adjacent to SR 313, as depicted on Plate 8.

PUMP STATION

The proposed improvement involves the construction of a COSA lift station that provides service to all of the lots within the District. This location is depicted on Plate 8.

BASIS OF COST ESTIMATE FOR
MASTER INFRASTRUCTURE IMPROVEMENTS

The following is the basis for the shared master infrastructure cost estimates where actual project bid information is not available:

- Water and sewer facilities have been designed in accordance with City of St. Augustine (COSA) and Florida Department of Environmental Protection (FDEP) Standards.
- The stormwater management system has been designed in accordance with St. Johns County, FDOT and St. Johns River Water Management District (SJRWMD) requirements.
- Costs utilized for roadways include signage and were obtained from recent bids.
- The typical roadway sections utilized for the roadway cost estimates are enclosed.
- Costs have been included for electrical conduit for street lights on the on-site roadways in accordance with FPL Standards, and are included in the transportation cost estimates.
- Costs have been included for excavation of material that may be unsuitable for the placement of structural fill.
- The engineering/permitting fees and other professional fees, including but not limited to, design, permitting, geotechnical, environmental, construction engineering/inspection and legal services are included in the estimate.
- For the purposes of this report, a 10% contingency factor has been included.
- Cost estimates contained in this report are based upon year 2021 dollars and have been prepared based upon the best available information, but in some cases, without benefit of final engineering design and environmental permitting. England-Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

RESIDENTIAL INFRASTRUCTURE IMPROVEMENTS

The District currently intends to finance, design and construct certain infrastructure improvements for the residential development within the District boundaries. The improvements include complete construction of the basic infrastructure for each neighborhood, including but not limited to: clearing and grubbing, earthwork, water and sewer underground utility construction, drainage, stormwater management, grassing, sodding, FPL underground electrical conduit and neighborhood street lighting. These items have been grouped into the three broader categories listed in Table 3B, as appropriate. Refer to Plates 9-12 for the Neighborhood Infrastructure Improvements.

The cost estimate for the roadways included for the residential master infrastructure improvements is based upon curb and gutter section roadways with variable pavement widths, within variable width rights-of-way. The clearing, grubbing and earthwork estimates include all work necessary for the complete right-of-way area, and include utility easements for underground electrical conduit for roadway street lighting. Disturbed areas within the rights-of-way, which are outside of the paved areas, will be sodded and/or seeded and grassed in order to provide erosion and sediment control in accordance with St Johns County standards.

Stormwater management cost estimates included in the residential master infrastructure improvements provide for the attenuation and treatment of stormwater runoff from the project in accordance with St. Johns River Water Management District and St. Johns County standards. Costs include detention pond construction, outfall control structures, and any site fill required to provide a complete stormwater management system.

Water, sewer and reuse cost estimates included in the residential master infrastructure improvements consist of the underground water and reuse transmission systems and wastewater (sewer) collection system serving the development. Costs include piping, manholes, valves, services, and all appurtenances required in order to construct the system in accordance with COSA and Florida Department of Environmental Protection standards.

The residential master infrastructure improvements shall be designed and constructed to St. Johns County, COSA, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Roadways shall be owned and maintained by the St. Johns County. Water, reuse and sewer facilities shall be owned and maintained by COSA. The neighborhood street lighting shall be owned and operated by FPL, and the cost to operate them is presently expected to be paid by the District. The District shall maintain stormwater management improvements.

**BASIS OF COST ESTIMATE FOR RESIDENTIAL
INFRASTRUCTURE IMPROVEMENTS**

The following is the basis for the residential master infrastructure cost estimates:

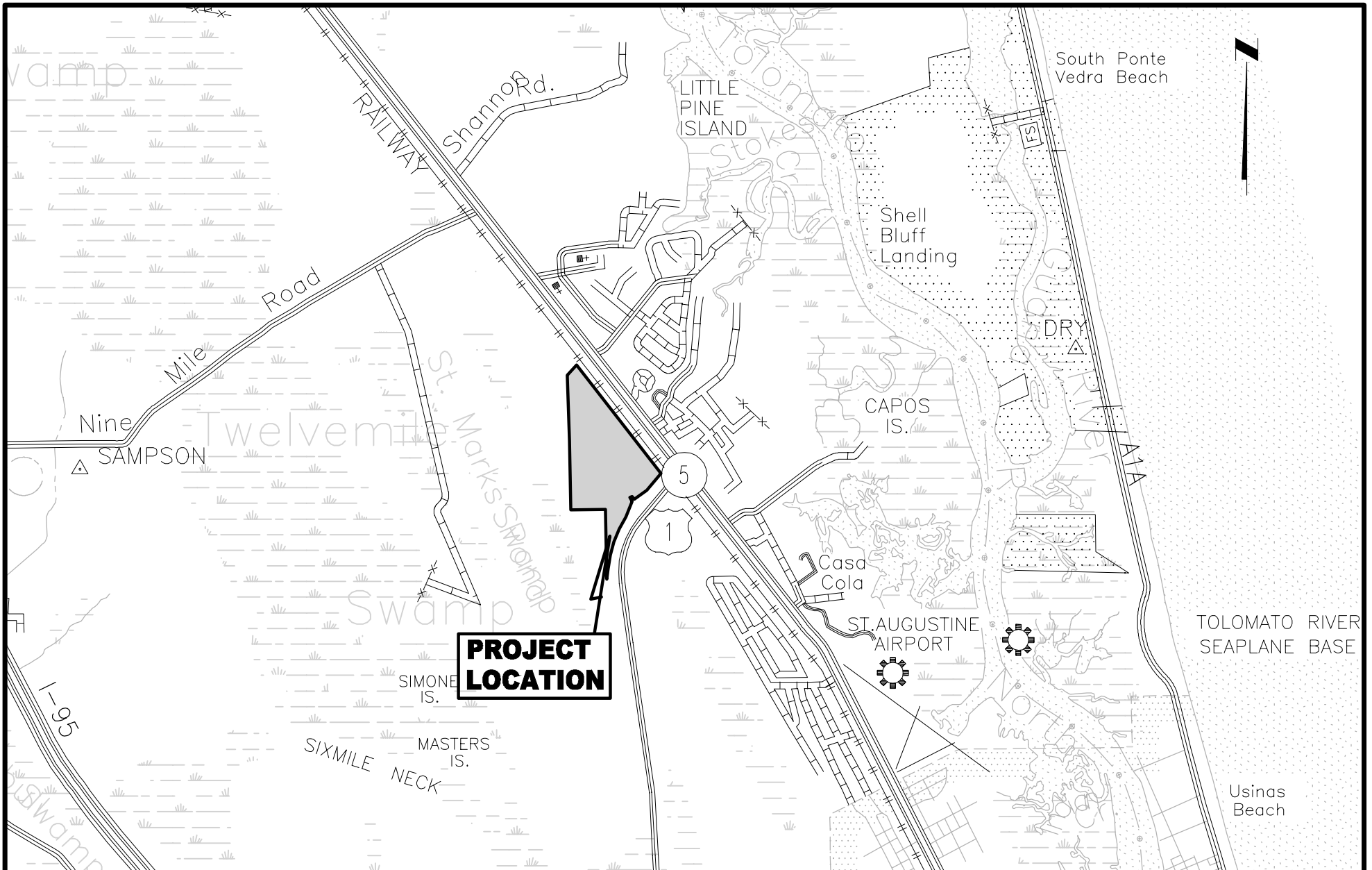
- Costs utilized were obtained from recent bids.
- Water and Sewer Facilities are designed in accordance with COSA and FDEP standards.
- The stormwater management system are designed pursuant to SJRWMD and St. Johns County standards and the cost estimate has been developed from recent bids.
- The engineering, permitting, construction inspection and other soft cost fees have been included in the estimated cost.
- For the purpose of this report, a 10% contingency factor has been included for neighborhood master infrastructure.
- Cost estimates contained in this report are based upon year 2021 dollars and have been prepared based upon the best available information, but in some cases, without benefit of final engineering design and environmental permitting. England-Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.
- Costs have been included for street lighting and electrical conduit on all roadways in accordance with FPL standards.

APPENDIX

Description

Plate No.

- | | |
|----|--|
| 1 | Location Map |
| 2 | District Boundary |
| 3 | District Legal Description |
| 4 | S.R. 313 |
| 5 | Typical Cross Section – S.R. 313 |
| 6 | Collector Road and Emergency Access Road |
| 7 | Typical Cross Section – Collector Road |
| 8 | Master Utility Improvements |
| 9 | Water Distribution System |
| 10 | Sanitary Sewer Collection System |
| 11 | Stormwater Management System |
| 12 | Neighborhood Roads |
| 13 | Amenities and Entry Features |
| 14 | Master Plan |



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LOCATION MAP

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

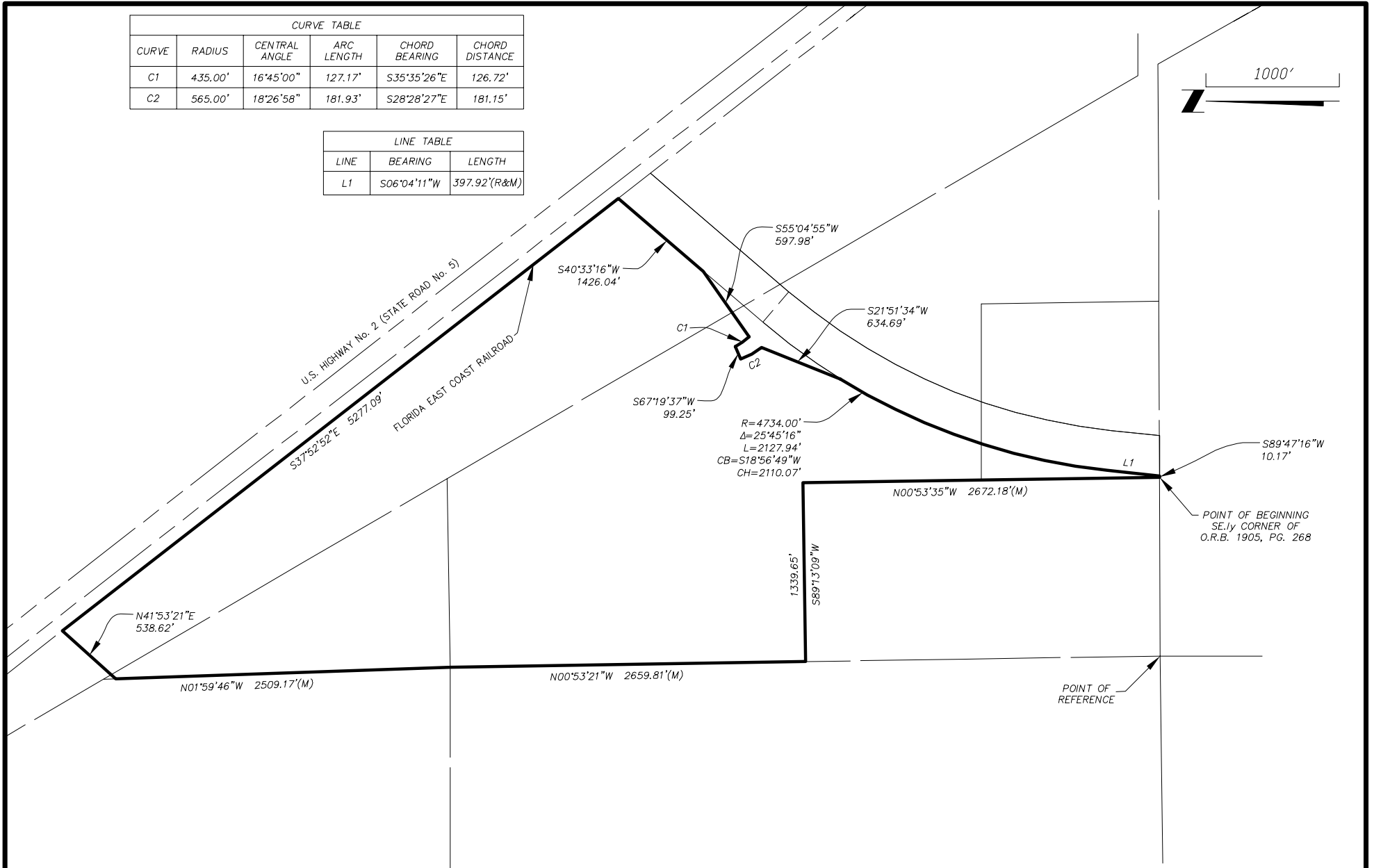
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DATE: NOVEMBER 19, 2020

PLATE NO. 1

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	435.00'	16°45'00"	127.17'	S35°35'26"E	126.72'
C2	565.00'	18°26'58"	181.93'	S28°28'27"E	181.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S06°04'11"W	397.92'(R&M)



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DISTRICT BOUNDARY

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

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DATE: NOVEMBER 19, 2020

PLATE NO. 2

SURVEYOR'S DESCRIPTION:
PARCEL 9:

Work Order No. 20-306.00
File No. 127E-13.00A

A PORTION OF SECTIONS 10 AND 15, AND A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4658, PAGE 1207, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 15; THENCE NORTH 89°47'16" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 15, A DISTANCE OF 1339.93 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1905, PAGE 268, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 00°53'35" WEST, DEPARTING SAID SOUTHERLY LINE OF SECTION 15 AND ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 1905, PAGE 268, A DISTANCE OF 2672.18 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 89°13'09" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1905, PAGE 268, A DISTANCE OF 1339.65 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID SECTION 15; THENCE NORTH 00°53'21" WEST, ALONG SAID WESTERLY LINE, 2659.81 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 01°59'46" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 2601.17 FEET TO THE NORTHERLY MOST CORNER OF SAID SECTION 10, SAID CORNER LYING ON THE WESTERLY LINE OF SAID SECTION 50 OF THE PABLO SABATE GRANT; THENCE NORTH 30°16'44" WEST, ALONG SAID WESTERLY LINE OF SECTION 50, A DISTANCE OF 3599.14 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 37°52'52" EAST, DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 8823.47 FEET TO THE NORTHERLY MOST CORNER OF SAID OFFICIAL RECORDS BOOK 4658, PAGE 1203, OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 4658, PAGE 1203 THE FOLLOWING 8 COURSES: COURSE 1, THENCE SOUTH 40°33'16" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, 841.41 FEET; COURSE 2, THENCE SOUTH 55°04'55" WEST, 597.98 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 435.00 FEET; COURSE 3, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°45'00", AN ARC LENGTH OF 127.17 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35°35'26" WEST, 126.72 FEET; COURSE 4, THENCE SOUTH 67°19'37" WEST, 99.25 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 565.00 FEET; COURSE 5, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'58", AND ARC LENGTH OF 181.93 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°28'27" EAST, 181.15 FEET; COURSE 6, THENCE SOUTH 21°51'34" WEST, 634.69 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 4734.00 FEET, COURSE 7, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°45'17", AN ARC LENGTH OF 2127.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°56'50" WEST, 2110.08 FEET; COURSE 8, THENCE SOUTH 06°04'11" WEST, CONTINUING ALONG SAID NORTHWESTERLY LINE, 397.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER LYING ON SAID SOUTHERLY LINE OF SECTION 15; THENCE SOUTH 89°47'16" WEST, ALONG SAID SOUTHERLY LINE, 10.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE LANDS DESCRIBED ABOVE THE FOLLOWING:

A PORTION OF SECTION 10, AND A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4658, PAGE 1207, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 01°59'46" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 2509.17 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE NORTH 01°59'46" WEST, ALONG SAID WESTERLY LINE, 92.00 FEET TO THE NORTHERLY MOST CORNER OF SAID SECTION 10, SAID CORNER LYING ON THE WESTERLY LINE OF SAID SECTION 50 OF THE PABLO SABATE GRANT; THENCE NORTH 30°16'44" WEST, ALONG SAID WESTERLY LINE OF SECTION 50, A DISTANCE OF 3599.14 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 37°52'52" EAST, DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 3546.38 FEET; THENCE SOUTH 41°53'21" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, 538.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 292.89 ACRES, MORE OR LESS.



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DISTRICT LEGAL DESCRIPTION

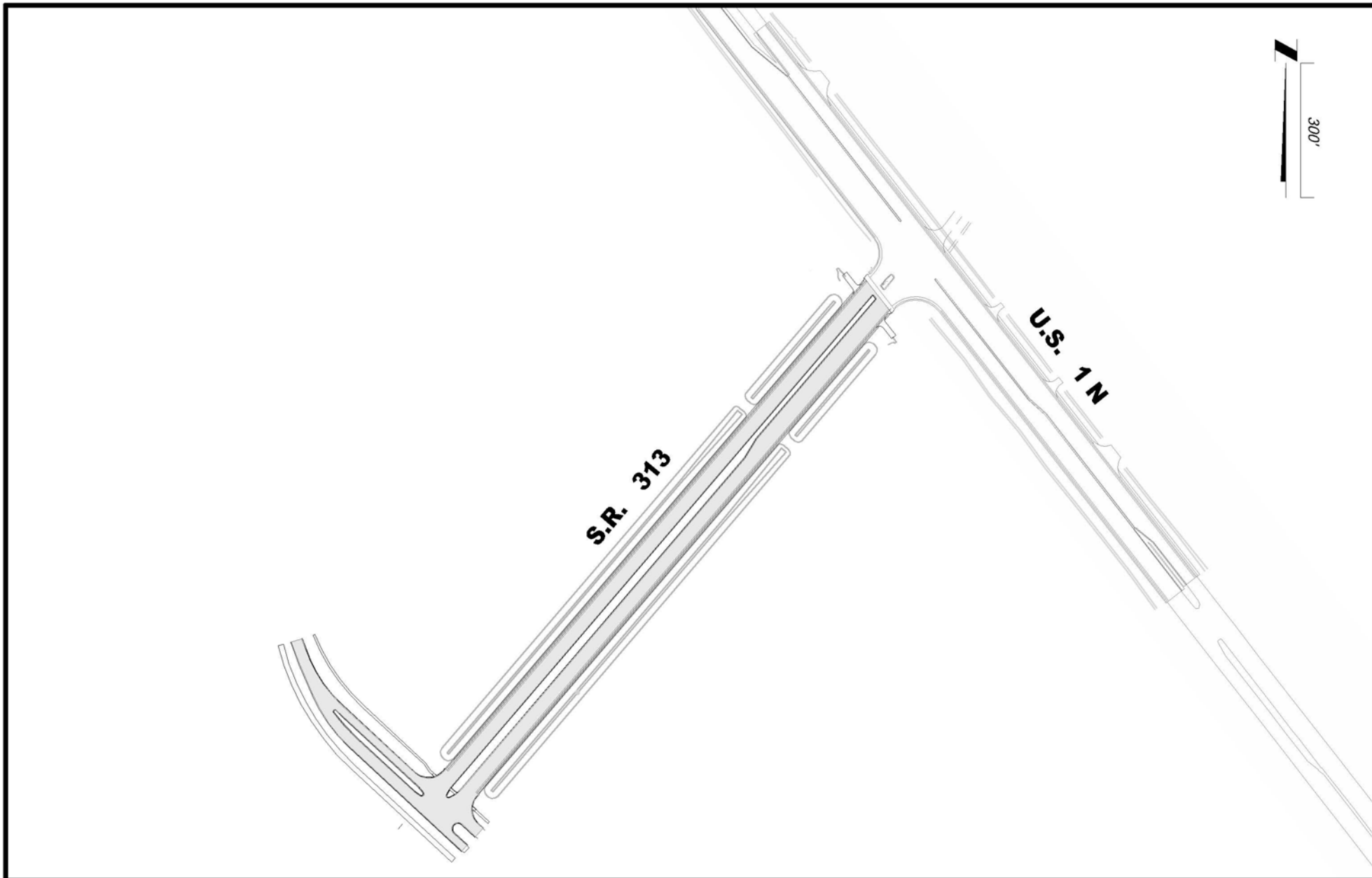
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ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: JRC

DATE: NOVEMBER 19, 2020

PLATE NO. 3



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S.R. 313

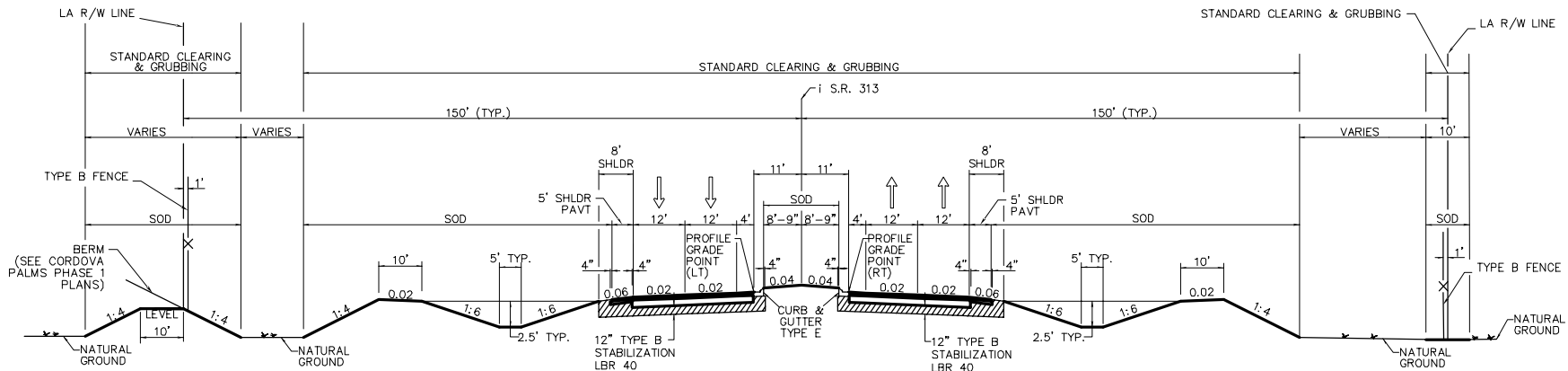
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ST JOHNS COUNTY, FLORIDA

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PLATE NO. 4



TYPICAL SECTION NO. 1
SR 313
STA. 471+90.88 TO STA. 483+84.00

MAINLINE
OPTIONAL BASE GROUP 9
3" TYPE SP-12.5 STRUCTURAL COURSE (TRAFFIC C) OVERLAYED WITH
1 1/2" FRICTION COURSE FC-12.5 (TRAFFIC C) (PG 76-22)

STRUCTURAL NUMBER = 4.74

SHOULDER
OPTIONAL BASE GROUP 2
1 1/2" TYPE SP-12.5 STRUCTURAL COURSE (TRAFFIC C) OVERLAYED WITH
1 1/2" FRICTION COURSE FC-12.5 (TRAFFIC C) (PG 76-22)

DESIGN SPEED = 55 MPH

POSTED SPEED = 45 MPH

ETM

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TYPICAL ROADWAY CROSS SECTION - S.R. 313

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

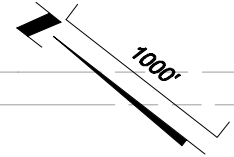
ETM NO. 20-185

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DATE: NOVEMBER 19, 2020

PLATE NO. 5

U.S. 1



S.R. 313

EMERGENCY ACCESS ROAD

MATCH LINE



DENOTES
COLLECTOR ROAD

EMERGENCY ACCESS ROAD

MATCH LINE

INSET

BIG OAK ROAD

ETM

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COLLECTOR ROAD AND EMERGENCY ACCESS ROAD

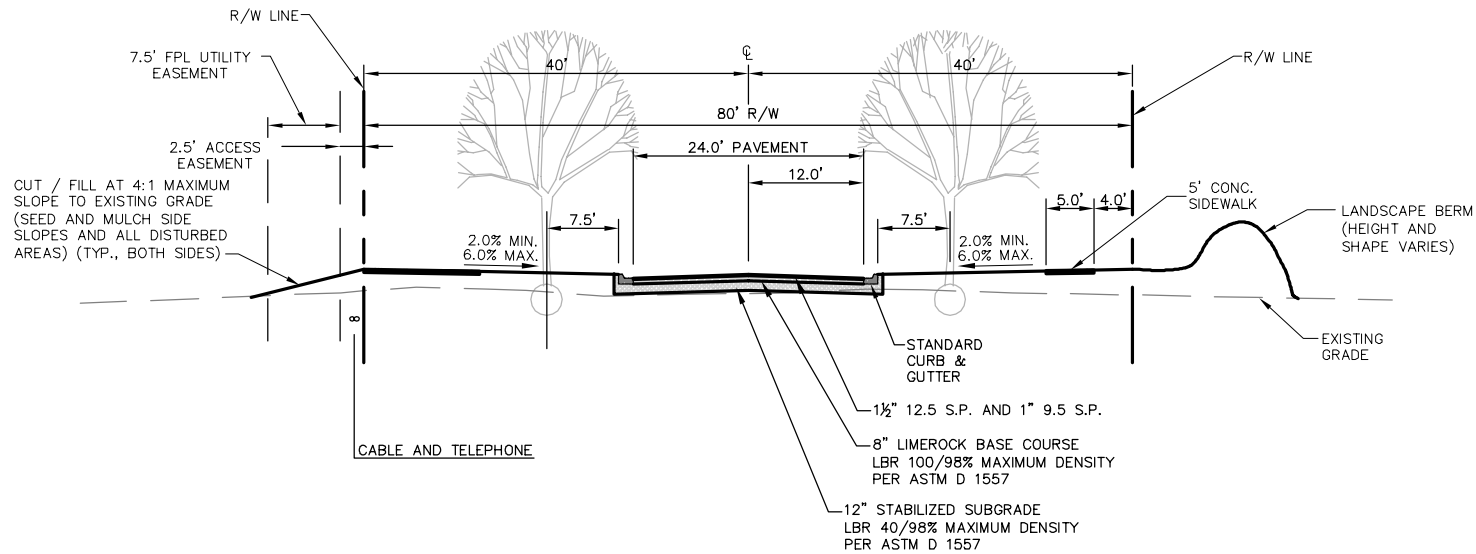
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

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PLATE NO. 6



TYPICAL CROSS-SECTION FOR COLLECTOR ROAD WITH 80' RIGHT-OF-WAY

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**TYPICAL ROADWAY CROSS SECTION -
COLLECTOR ROAD**

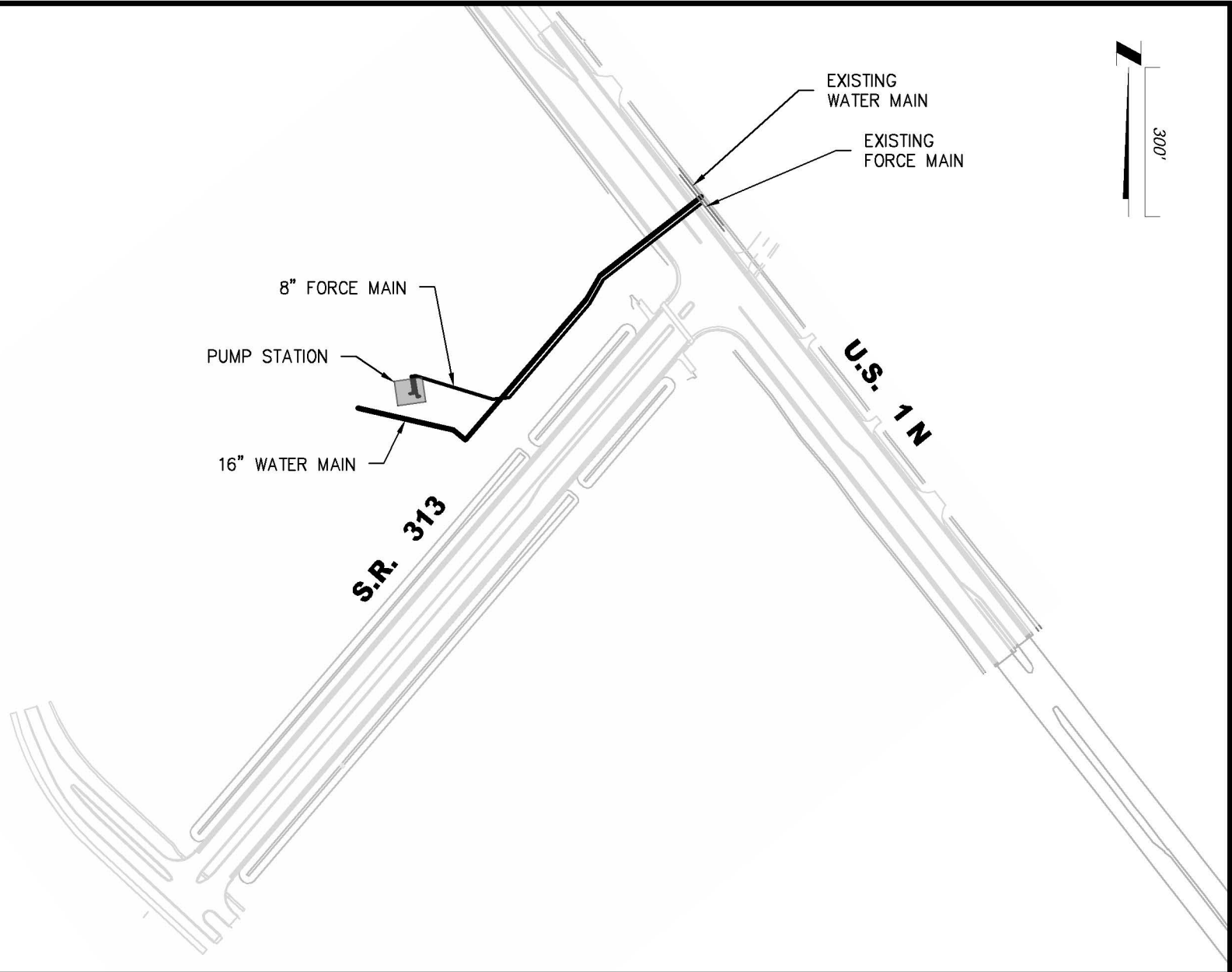
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ST JOHNS COUNTY, FLORIDA**

ETM NO. 20-185

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PLATE NO. 7



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MASTER UTILITY IMPROVEMENTS

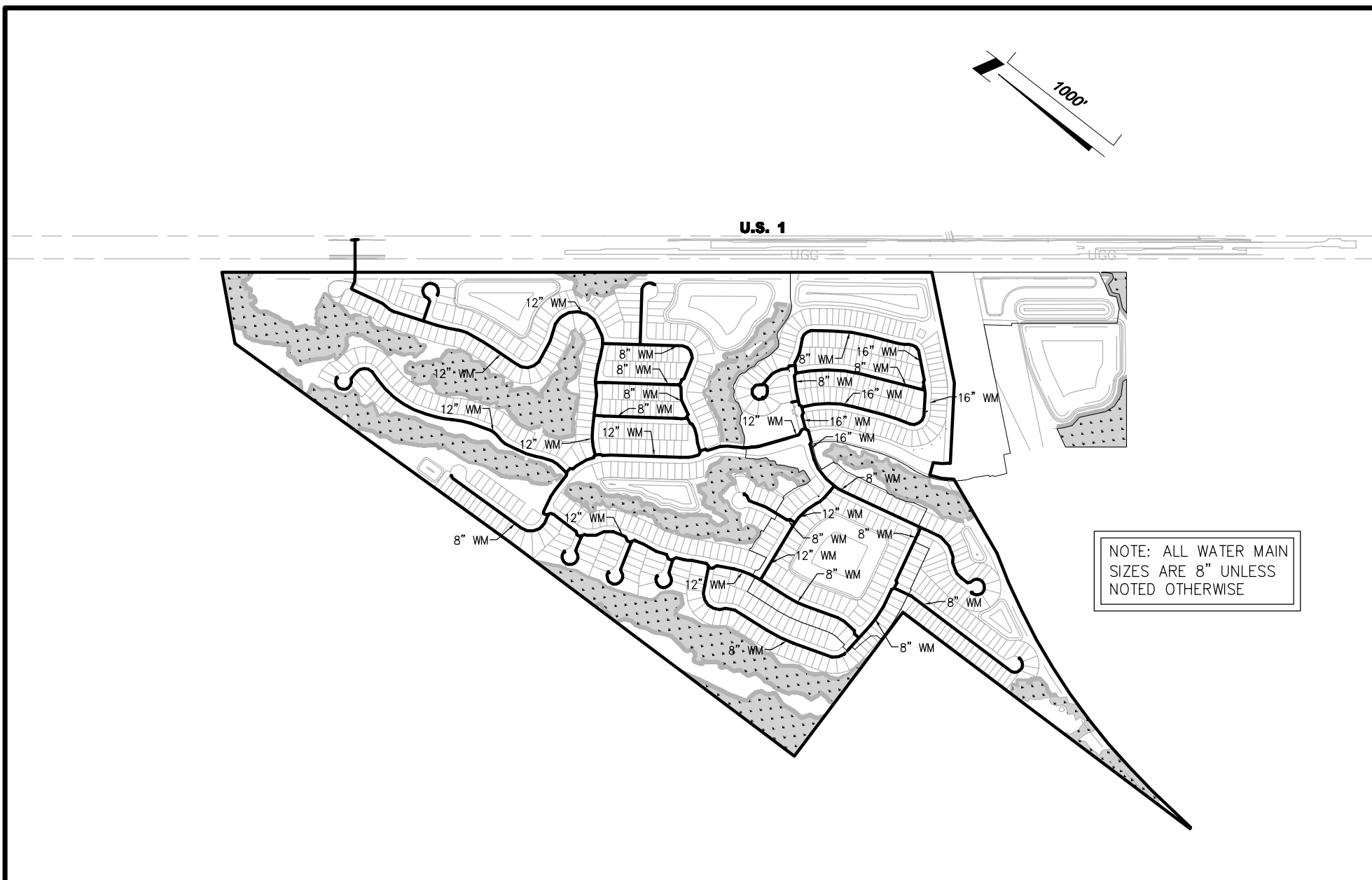
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ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

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PLATE NO. 8



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WATER DISTRIBUTION SYSTEM

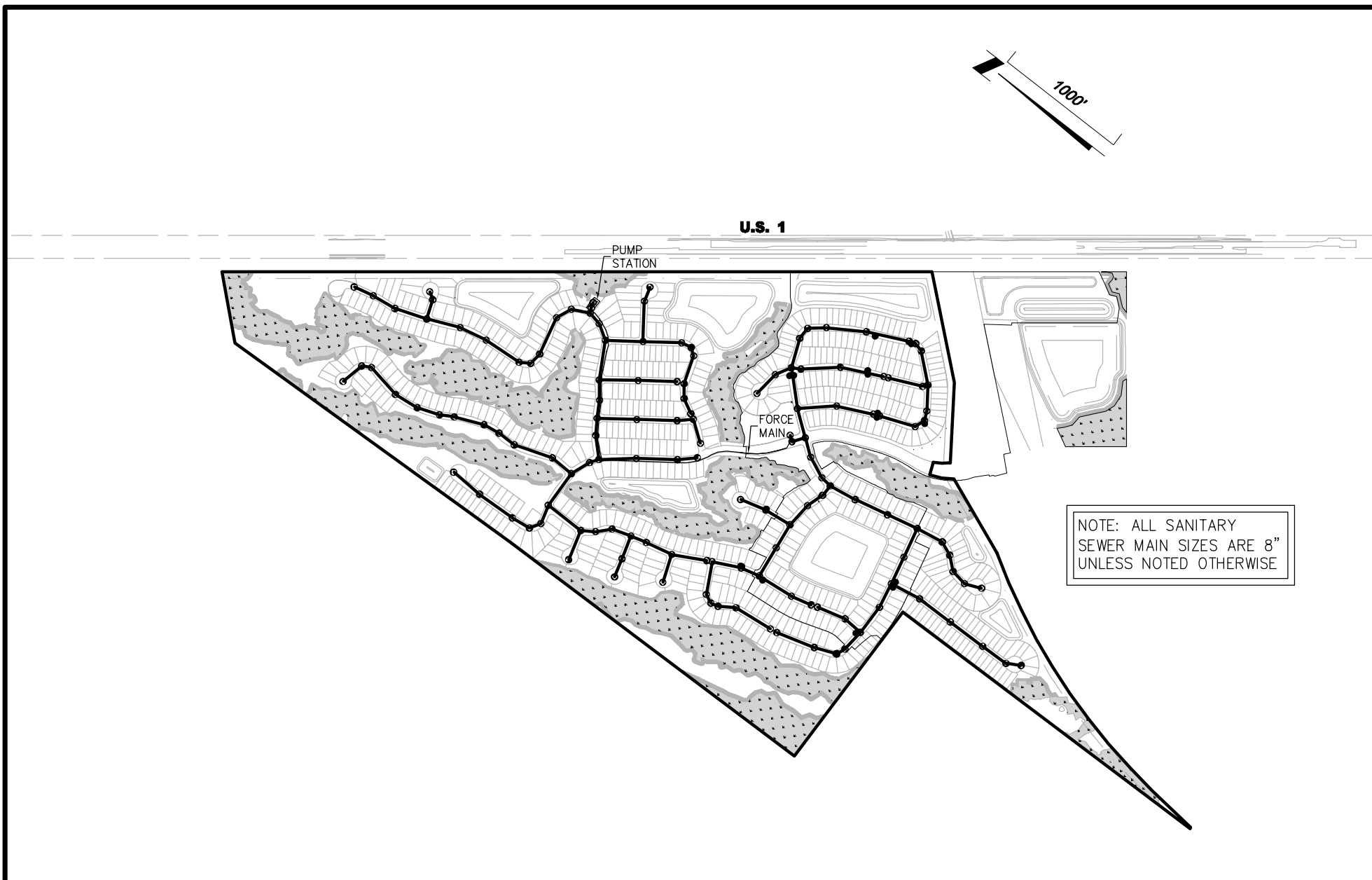
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PLATE NO. 9



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SANITARY SEWER COLLECTION SYSTEM

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

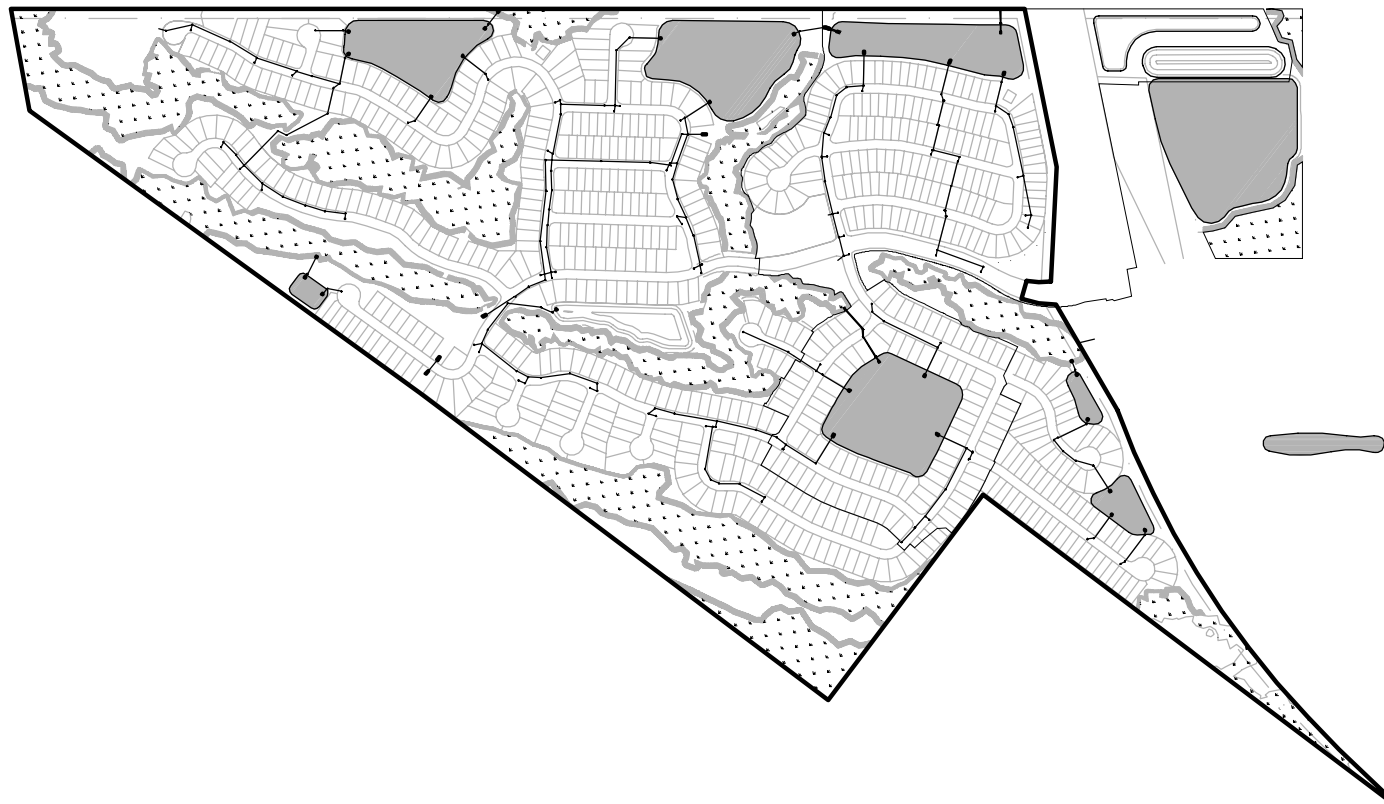
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PLATE NO. 10



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STORMWATER MANAGEMENT SYSTEM

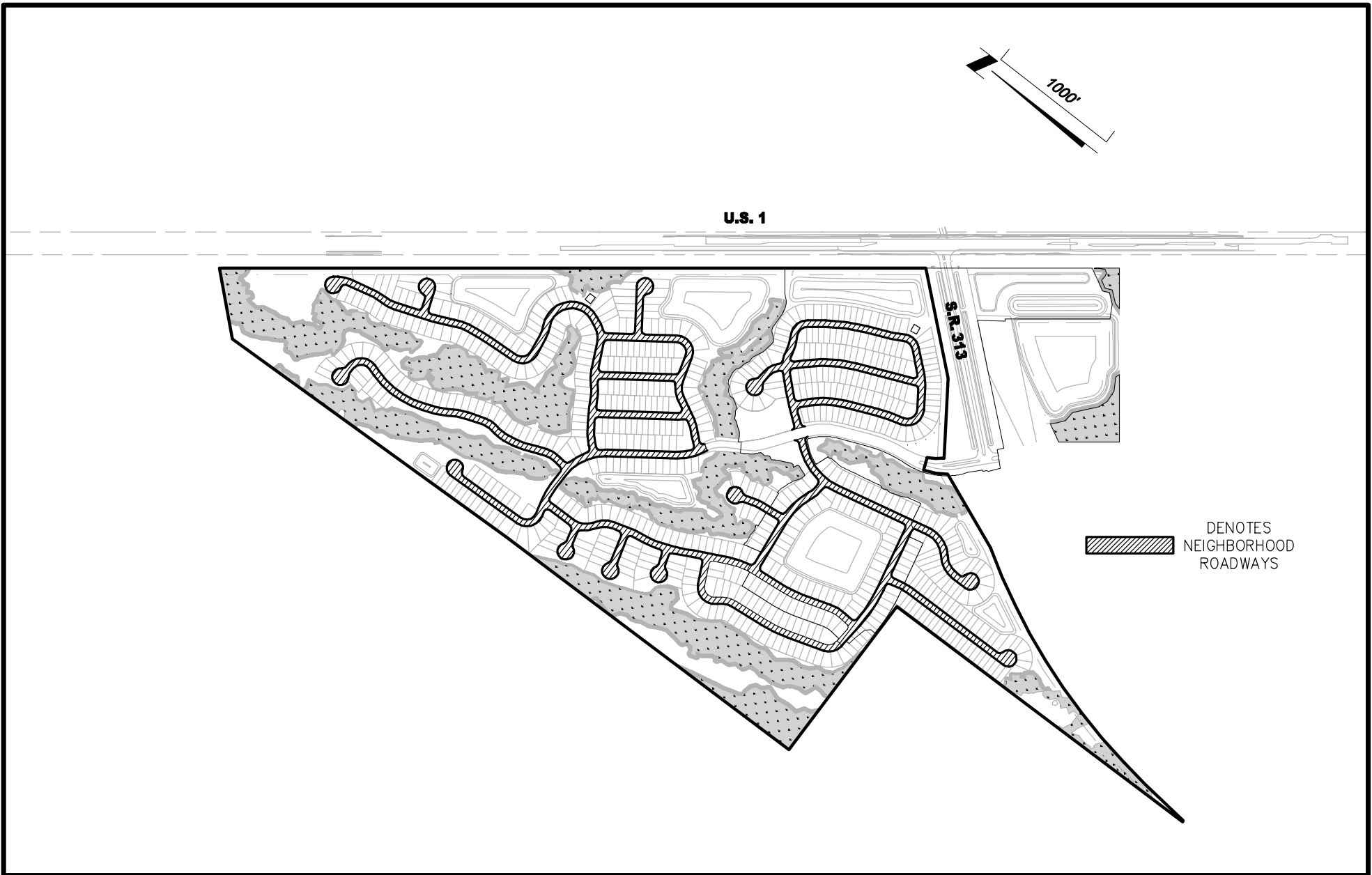
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ST JOHNS COUNTY, FLORIDA

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PLATE NO. 11



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NEIGHBORHOOD ROADS

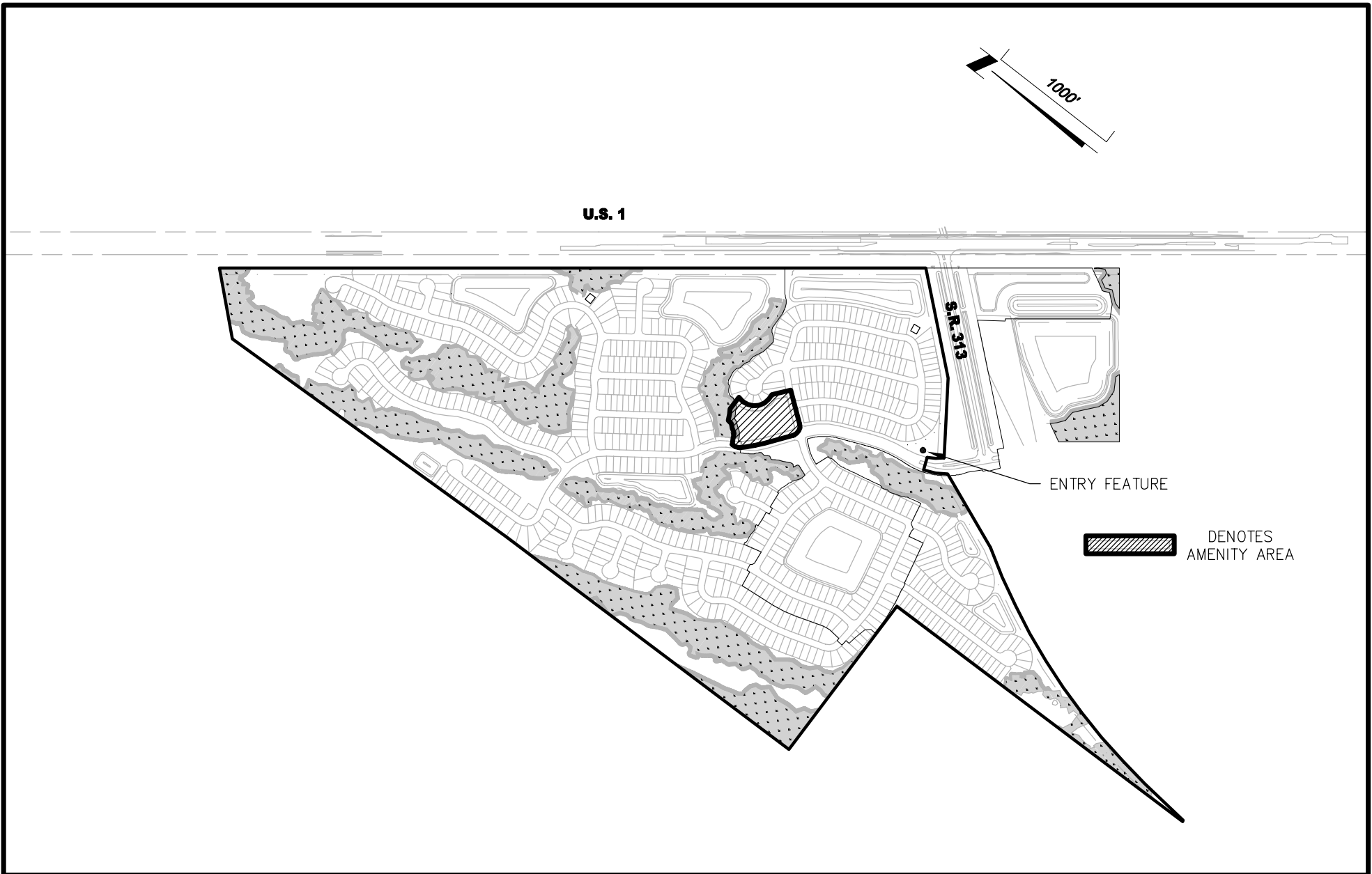
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PLATE NO. 12



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AMENITIES AND ENTRY FEATURES

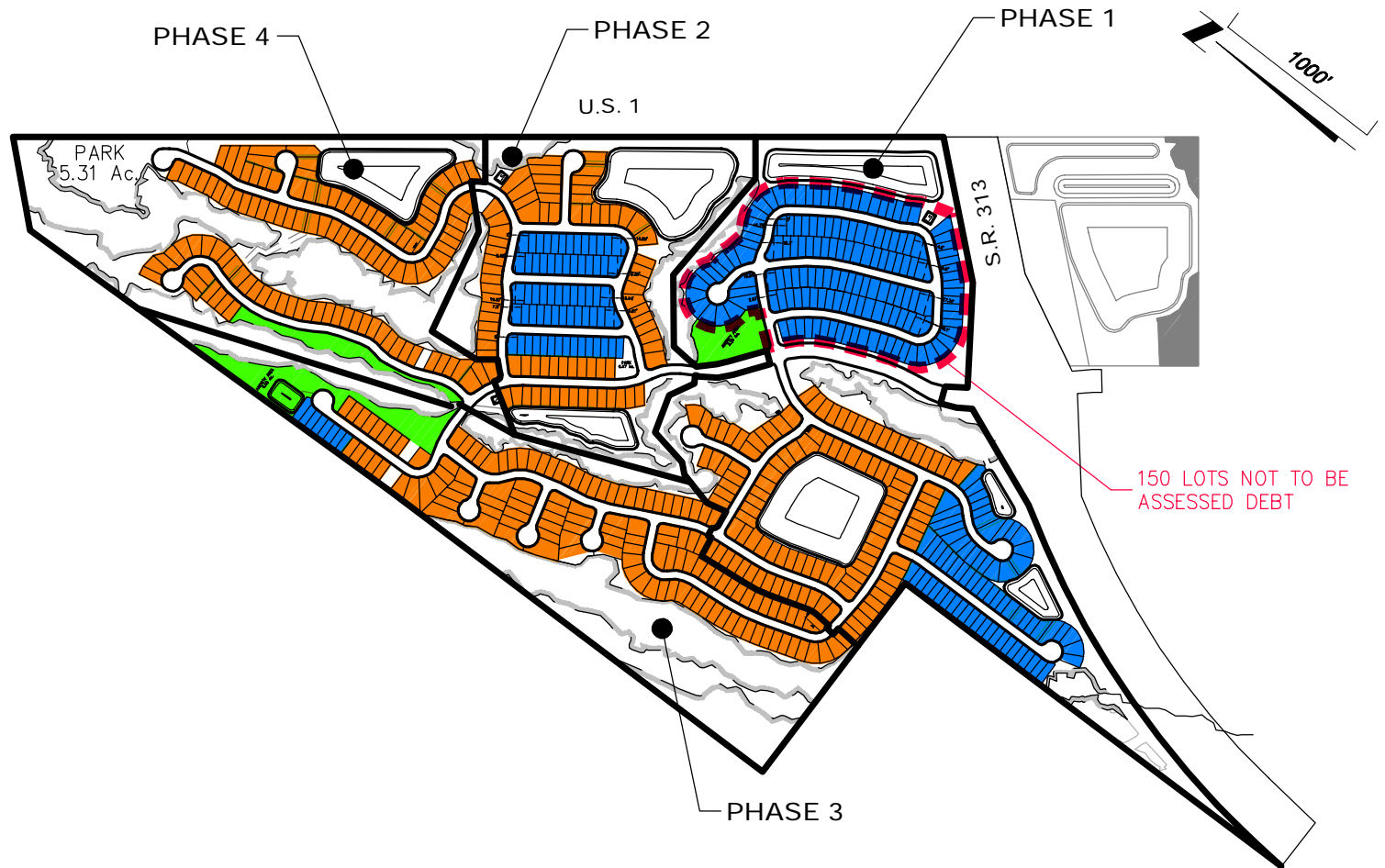
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DATE: NOVEMBER 19, 2020

PLATE NO. 13



295 - 43' LOTS	221 - PHASE 1)*
438 - 53' LOTS	116 - PHASE 1)
733 LOTS TOTAL	(337 PHASE 1 TOTAL)

* 150 OF THESE 43' LOTS WILL NOT
BE ASSESSED DEBT

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MASTER PLAN

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: MAJ

DATE: NOVEMBER 19, 2020

PLATE NO. 14

Exhibit B

Master Special Assessment Methodology Report

DRAFT

**Cordova Palms Community
Development District**

Master Special Assessment Methodology Report

July 1, 2021

Prepared by

Governmental Management Services, LLC

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1.0 Introduction

1.1 Purpose

This report provides a methodology for allocating the proposed debt to be incurred by the Cordova Palms Community Development District ("District") to properties in the District in order to fund the District's proposed Capital Improvement Plan. The District's debt will fund infrastructure improvements that will allow the development of the property in the District. The methodology allocates this debt to properties based upon the special benefits each receives from the infrastructure program. In this case the property located within the District includes approximately 293 acres located in St. Johns County (the "County"), Florida. This report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Scope of the Report

This Report presents the master projections for financing the District's Capital Improvement Plan, which includes the improvements necessary to provide the community infrastructure described in the District Engineer's Report developed by England-Thims and Miller, Inc dated June 18, 2021 ("Capital Improvement Plan", "CIP" or "Engineer's Report"). This Report also describes the master apportionment of benefit and special assessments resulting from the provision of improvements to the lands within the District.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to property within the District, different and special in kind and degree than general benefits to the public at large.

However, as discussed within this Report, the general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The District's CIP Plan enables properties within its boundaries to be developed. Without the District's

CIP, there would be no infrastructure to support development of land within the District. Without these improvements, state and local law would prohibit development of property within the District.

There is no doubt that the general public, including property owners, and property outside the District, will benefit from the provision of District infrastructure. However, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the District's CIP to obtain, or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries. Even though the exact value of the benefits provided by the District's CIP is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing same.

1.4 Organization of this Report

Section Two describes the development program as proposed by the Developer.

Section Three provides a summary of the Capital Improvement Plan for the District as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the Assessment Methodology.

2.0 District Development Program

2.1 Overview

The Cordova Palms development is designed as a planned residential community, located within St. Johns County, Florida. The proposed land use within the District is consistent with the County and State Land Use and Comprehensive Plans.

2.2 The Development Program

The Development will consist of approximately 733 single-family residential homes. The current development program is comprised of 295 43' lots and 438 53' lots.

3.0 The District's Capital Improvement Plan

3.1 Engineer's Report

The infrastructure costs to be funded by the District are determined by the District Engineer in the Engineer's Report. Only infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates.

3.2 Capital Improvement Plan

The proposed infrastructure improvements to serve the development consist of master infrastructure including roadways, utilities, amenities with entry features and landscaping along with neighborhood infrastructure of roadways, stormwater, utilities and an overall infrastructure provision for contingencies. The community infrastructure which will be constructed will represent a system of improvements that irrespective of certain exceptions described further in Section 5.1 of this Report, will provide benefits to all lands within the District. Notwithstanding the Engineers Report the master and neighborhood improvements are considered one project for the purposes of this report.

At the time of this writing, the total costs of the District's CIP according to the District Engineer's Report dated June 18, 2021 along with a 10% general contingency, were projected at \$42,060,700.

4.0 Financing Program for Cordova Palms

4.1 Overview

As noted above, the District is embarking on a program of capital improvements, which will facilitate the development of lands within the District. Construction of certain

improvements may be funded by the Developer and acquired by the District under an agreement between the District and the Developer, or maybe funded directly by the District. The structure of financing presented below is preliminary and subject to change.

It is currently contemplated that the District will finance its capital improvements with Special Assessment Bonds. The preliminary financing plan for the District anticipates the issuance of Special Assessment Bonds in the principal amount not to exceed \$52,930,000 to fund all or a portion of the District's CIP, as shown in **Table 3**.

4.2 Types of Special Assessment Bonds Proposed

Special Assessment Bonds assume an issuance date of November 1, 2021. Special Assessment Bonds will be repaid with thirty principal installments commencing on May 1, 2024 with interest paid semiannually every May 1 and November 1 commencing May 1, 2022.

As projected in the current master financing plan, in order to finance all or a portion of the District's CIP, the District will need to potentially incur indebtedness in the total amount of \$52,930,000.

The difference between the Bond debt and the CIP is comprised of costs of issuance, including the underwriter's discount and professional fees associated with debt issuance, capitalized interest costs as the District will be borrowing funds with which it will pay the early interest payments, and debt service reserve.

Preliminary sources and uses of funding are presented in **Table 3** in the Appendix.

Please note that the structure of the Special Assessment Bonds is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as other reasons. The District maintains complete flexibility as to the structure of the Special Assessment Bonds.

5.0 Assessment Methodology

5.1 Overview

Special Assessment Bonds provide the District with funds to conduct the CIP outlined in *Section 3.2*. These improvements lead to special and general benefits, with special benefits accruing specifically to the properties within the boundaries of the District and general benefits generally accruing to areas outside the District and being only incidental in nature. The debt incurred in financing infrastructure construction will be paid off by assessing properties that derive special and peculiar benefits from the proposed projects set forth in the CIP. All properties that receive special benefits from the District's improvement plan will be assessed.

5.2 Assigning Debt

The current development plan for the District projects construction of infrastructure for approximately 733 single-family residential homes; however, the planned unit numbers and land use types may change.

The proposed infrastructure improvements to serve the development consist of master infrastructure including roadways, utilities, amenities with entry features and landscaping along with neighborhood infrastructure of roadways, stormwater, utilities and an overall infrastructure provision for contingencies. All residential development within the District will benefit from all infrastructure improvement categories, as the improvements provide basic infrastructure to all residential lands within the District and benefit all residential lands within the District as an integrated system of improvements. Benefited units will be treated on an equivalent residential unit ("ERU") basis for each single family residential unit based upon the front footage of the lot. A 53' foot lot will be equal to 1 ERU while a 43' lot is .80 ERU.

As the provision of the above listed improvements by the District will make the lands in the District developable, the land will become more valuable to property owners. The

increase in the value of the land provides the logical benefit of improvements that accrues to the developable parcels within the District.

Initially, the assessments will be levied on all assessable lands within the District based on the approved site plan on an equal acreage basis within each parcel, because at that juncture, every acre benefits equally from the CIP. There may be contributions of infrastructure by the Developer in lieu of assessments to specific parcels or lots during completion of the CIP.

The debt incurred by the District to fund the CIP is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District's debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the land within the District, as it may be classified within each of the land use categories. For the purpose of determining the special benefit accruing to the lands within the District, the proposed public infrastructure improvement costs have been allocated to each individual lot on an equal basis.

5.3 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in Section 1.3, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. District improvements benefit properties within the District and accrue to all assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property. The special and peculiar benefits resulting from the master and neighborhood each improvements undertaken by the District are:

- a. Roadway Improvements result in special and peculiar benefits such as the added use of the property for development, added enjoyment of the property, avoidance of stormwater management issues and increased marketability of the property.

- b. Utility Improvements result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- c. Amenities, Entry Features and Landscaping result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- d. Storm Water systems result in special and peculiar benefits such as the added use of the property, decreased insurance premiums, added enjoyment of the property, and likely increased marketability of the property.

A general contingency is provided for the improvements in the Capital Improvement Plan components listed above. Such contingency is necessary in the current economic environment with the likelihood of increased costs for materials and labor over the life of the construction of the project.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value, however, each is more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvements is delineated in **Table 4** (expressed as Allocation of Total Par Debt).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and or construction of the District's improvements (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use.

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property. Further, the debt allocation will not be affected.

In accordance with the benefit allocation in Table 4, a Total Par Debt per Unit has been calculated for each single family unit. This amount represents the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold in the planned development and the entire proposed infrastructure program is developed or acquired and financed by the District.

5.5 True-Up Mechanism

In order to ensure that the District's debt will not build up on the unsold acres, and to ensure that the requirements that the non-ad valorem special assessments be constitutionally lienable on the property will continue to be met, the District shall determine the following:

To ensure that there will always be sufficient development potential remaining in the undivided property to assure payment of debt service after a plat or site plan approval, the following test will be applied. The test is that the debt per acre remaining on the unplatted land is never allowed to increase above its maximum debt per acre level. Initially, the maximum level of debt per acre is calculated as the total amount of debt for the District's CIP divided by the number of assessable acres in the District. In this case, it is \$52,930,000 divided by 293 acres equaling \$180,649 per acre. Once a site plan for the development is completed the acreage will be adjusted to developable acres and the calculation of debt per acre will be adjusted accordingly. Thus, if the initial debt level is \$180,940 per acre, every time a plat or site plan approval is presented, the debt on the land remaining after the plat or site plan approval must remain at or below \$180,648 per acre. If not, then in order for the Developer to receive a plat or site plan approval from St. Johns County, the Developer agrees that the District will require a density reduction payment so that the \$180,648 per acre debt level is not exceeded. Such density reduction payment can be waived if the District's Engineer certifies that the remaining

acreage and or single family housing units is sufficient to absorb the remaining assessments.

5.6 Additional Stipulations

Certain financing, development, and engineering data was provided by members of District staff and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Governmental Management Services, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For further information about the Series 2021 Bonds, please refer to the Indentures.

TABLE 1
Cordova Palms CDD
Land Use

Land Use :	<u>Unit Count</u>	<u>ERU Per Unit</u>	<u>Total ERU's</u>
Residential - 40' lot	295	0.80	236.00
Residential - 50' lot	438	1.00	438.00
 Total	 <u>733</u>		 <u>674.00</u>

Information provided by England-Thims and Miller, Inc in the Master Capital Improvement Plan Report dated June 18, 2021.

Total acres within the District is 293

Prepared By
Governmental Management Services, LLC

<p align="center">TABLE 2 Cordova Palms CDD Infrastructure Cost Estimates</p>
--

<u>Infrastructure Improvements :</u>	<u>Total Cost Estimates</u>
Roadways	\$18,067,000
Utilities	\$9,333,000
Amenities, Entry Feature and landscaping	\$7,800,000
Stormwater Improvements	\$3,037,000
Contingency	\$3,823,700
Total	<u><u>\$42,060,700</u></u>

Information provided by England-Thims and Miller, Inc Capital Improvement Plan Report dated June 18, 2021.

Prepared By
Governmental Management Services, LLC

TABLE 3
Cordova Palms CDD
Financing Estimates

	Preliminary Bond Sizing
Construction / Acquisition Requirements	\$42,060,700
Debt Service Reserve Fund (1)	\$3,605,238
Capitalized Interest (2)	\$5,802,775
Cost of Issuance (3)	\$400,000
Underwriters Discount	\$1,058,600
Rounding	\$2,687
Total Par	<u>\$52,930,000</u>

Principal Amortization Installments	30
Estimated Average Coupon Rate	5.50%
Estimated Par Amount	\$52,930,000
Estimated Maximum Annual Debt Service	\$3,605,238

- (1) The Series 2021 DSRF is based on maximum annual debt service.
(2) Interest capitalized to 11/1/2023.
(3) Does not include Underwriter's Discount of 2%.
(4) Information above provided by MBS Capital Markets, LLC.

Prepared By
Governmental Management Services, LLC

TABLE 4
Cordova Palms CDD
Benefit and Par Debt Allocations

Development Type :	<u>Number of Planned Units</u>	<u>Total Eru's</u>	<u>Allocation of Construction Costs</u>	<u>Allocation of Total Par Debt</u>	<u>Benefit per Unit</u>	<u>Allocation of Maximum Net Annual Debt Service</u>	<u>Debt Service Assessments per Unit Net</u>
Residential Single Family							
40' lot	295	236.00	\$14,727,485	\$18,533,353	\$62,825	\$1,262,368	\$4,279
50' lot	438	438.00	\$27,333,215	\$34,396,647	\$78,531	\$2,342,870	\$5,349
Total	<u>733</u>	<u>674</u>	<u>\$42,060,700</u>	<u>\$52,930,000</u>		<u>\$3,605,238</u>	

1) Total Construction Costs: \$42,060,700

2) Total Par Debt : \$52,930,000

3) Maximum annual debt service net: \$3,605,238

Prepared By
Governmental Management Services, LLC

TABLE 5
Corova Palms CDD
Preliminary Assessment Roll

<u>Property Owner</u>	<u>Folio #</u>	<u>Assigned Debt</u>	<u>Assigned Net Annual Assessment</u>
Dream Finders, LLC		\$52,930,000	\$3,605,238

November 24, 2020

Work Order No. 20-306.00

File No. 127E-13.00A

SURVEYOR'S DESCRIPTION:

Parcel 9:

A portion of Sections 10 and 15, and a portion of Section 50 of the Pablo Sabate Grant, Township 6 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 4658, page 1207, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 15; thence North $89^{\circ}47'16''$ East, along the Southerly line of said Section 15, a distance of 1339.93 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 1905, page 268, of said Public Records, and the Point of Beginning.

From said Point of Beginning, thence North $00^{\circ}53'35''$ West, departing said Southerly line of Section 15 and along the Easterly line of said Official Records Book 1905, page 268, a distance of 2672.18 feet to the Northeasterly corner thereof; thence South $89^{\circ}13'09''$ West, along the Northerly line of said Official Records Book 1905, page 268, a distance of 1339.65 feet to a point lying on the Westerly line of said Section 15; thence North $00^{\circ}53'21''$ West, along said Westerly line, 2659.81 feet to the Southwest corner of said Section 10; thence North $01^{\circ}59'46''$ West, along the Westerly line of said Section 10, a distance of 2601.17 feet to the Northerly most corner of said Section 10, said corner lying on the Westerly line of said Section 50 of the Pablo Sabate Grant; thence North $30^{\circ}16'44''$ West, along said Westerly line of Section 50, a distance of 3599.14 feet to its intersection with the Southwesterly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established; thence South $37^{\circ}52'52''$ East, departing said Westerly line and along said Southwesterly right of way line, 8823.47 feet to the Northerly most corner of said Official Records Book 4658, page 1203, of said Public Records; thence Southwesterly along the Northwesterly line of said Official Records Book 4658, page 1203 the following 8 courses: Course 1, thence South $40^{\circ}33'16''$ West, departing said Southwesterly right of way line, 841.41 feet; Course 2, thence South $55^{\circ}04'55''$ West, 597.98 feet to a point on a curve concave Northeasterly having a radius of 435.00 feet; Course 3, thence Northwesterly along the arc of said curve, through a central angle of $16^{\circ}45'00''$, an arc length of 127.17 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}35'26''$ West, 126.72 feet; Course 4, thence South $67^{\circ}19'37''$ West, 99.25 feet to a point on a curve concave Northeasterly having a radius of 565.00 feet; Course 5, thence Southeasterly along the arc of said curve, through a central angle of $18^{\circ}26'58''$, and arc length of 181.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $28^{\circ}28'27''$ East, 181.15 feet; Course 6, thence South $21^{\circ}51'34''$ West, 634.69 feet to a point on a curve concave Southeasterly having a radius of 4734.00 feet, Course 7, thence Southwesterly along the arc of said curve through a central angle of $25^{\circ}45'17''$, an arc length of 2127.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $18^{\circ}56'50''$ West, 2110.08 feet; Course 8, thence South $06^{\circ}04'11''$ West, continuing along said Northwesterly line, 397.92 feet to the Southwesterly corner thereof, said corner lying on said Southerly line of Section 15; thence South $89^{\circ}47'16''$ West, along said Southerly line, 10.17 feet to the Point of Beginning.

Less and Except from the lands described above the following:

A portion of Section 10, and a portion of Section 50 of the Pablo Sabate Grant, Township 6 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 4658, page 1207, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North $01^{\circ}59'46''$ West, along the Westerly line of said Section 10, a distance of 2509.17 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $01^{\circ}59'46''$ West, along said Westerly line, 92.00 feet to the Northerly most corner of said Section 10, said corner lying on the Westerly line of said Section 50 of the Pablo Sabate Grant; thence North $30^{\circ}16'44''$ West, along said Westerly line of Section 50, a distance of 3599.14 feet to its intersection with the Southwesterly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established; thence South $37^{\circ}52'52''$ East, departing said Westerly line and along said Southwesterly right of way line, 3546.38 feet; thence South $41^{\circ}53'21''$ West, departing said Southwesterly right of way line, 538.62 feet to the Point of Beginning.

Containing 292.89 acres, more or less.

C.

**CORDOVA PALMS
COMMUNITY DEVELOPMENT DISTRICT
FIRST SUPPLEMENTAL ENGINEER'S REPORT
TO THE CAPITAL IMPROVEMENT PLAN
(PHASES 1 AND 2)**

Prepared for

**Board of Supervisors
Cordova Palms
Community Development District**

Prepared by
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

BACKGROUND

The Cordova Palms Community Development District (the “District”) is a 293± acre community development district located in St. Johns County, Florida. (See **Plate 1**, Location Map). The land within the District is currently an undeveloped parcel within the Cordova Palms PUD. The authorized land uses within the District include residential development as well as open space and recreational amenities. The full development within the District’s boundaries is as depicted in Table 1.

TABLE 1
DEVELOPMENT SUMMARY

TYPE	Area (Acres)	Residential Units
Residential	204.8	733
Community Parks	10.5	0
Neighborhood Parks	5.8	0
Wetlands	51.7	0
Upland Buffer	20.2	0
TOTALS	293	733

Plate 2 depicts the District boundary, and Plate 3 provides the legal description of the District. Plate 4 provides the legal description for Phases 1 and 2.

The currently proposed development program for the District is presented in Table 2. The currently proposed development for Phases 1 and 2 is also presented in Table 2. The current proposed Master Plan is depicted on Plate 15.

TABLE 2

UNIT TYPE	TOTAL	PHASES 1 AND 2
SF 43’ (to be assessed debt)	145	137
SF 43’ (to not be assessed debt)	150	150
SF 53’	438	193
TOTALS	733	480

To serve the residents of the District, the District has developed this Capital Improvement Plan to allow it to finance and construct certain utility, stormwater management, amenity and transportation infrastructures necessary for development within the District. Summaries of the proposed Capital Improvement Plan for Phases 1 and 2 and corresponding cost estimates follow in Tables 3A and 3B. A detailed description and basis of costs for each improvement is included in this report.

The Capital Improvement Plan contained in this report reflects the current intentions of the District. However, the Capital Improvement Plan may be subject to modification in the future. The implementation of any improvement is outlined within the Plan requires final approval by the District’s Board of Supervisors.

Design and permitting for the improvements described in this improvement plan is ongoing, and a tentative schedule is provided below:

ITEM	ESTIMATED AGENCY APPROVAL DATE
1. U.S. Army Corps of Engineers	Issued for entire project
2. SJRWMD	Issued for entire project
3. City of St. Augustine (COSA)	Phase 1 Issued; Phase 2: 8/21
4. FDEP – Sewer and Water	Phase 1 Issued; Phase 2: 8/21
5. SJC DRC	Phase 1 Issued; Phase 2: 8/21

A jurisdictional wetland delineation for the entire property within the District has been completed and approved by the St. Johns River Water Management District (SJRWMD) and U.S. Army Corps of Engineers (USACE). A SJRWMD permit has been obtained for all phases. SJRWMD permit modifications will be obtained for the Cordova Palm subsequent phases. Construction plan approvals from St. Johns County will be obtained for the residential development portions of the property by phases, which is currently anticipated to total 733 residential units; approval of Phase 1 has been obtained. Construction of these improvements began in February, 2021. There is a reasonable expectation that the remaining required permits for the District improvements are obtainable, however, all permits are subject to final agency action.

Cost estimates contained in this report are based upon year 2021 dollars and have been prepared based upon the best available information, but in some cases without benefit of final engineering design and environmental permitting. England, Thims & Miller, Inc. believes the estimates to be accurate based upon the available information, however, actual costs will vary based on final engineering, planning and approvals from regulatory agencies.

PROJECT PHASING

The overall Project will be built in a series of phases. The phasing of the project allows the clearing, earthwork, stormwater management systems, roadways, utilities, entry features, recreational areas, landscaping, sidewalks and paths to be constructed as needed throughout the build-out of the District. The Project has been designed in such a manner so that Phases 1 and 2 can be developed and be self-sufficient, completely separate from Phases 3 and 4.

TABLE 3A

**MASTER INFRASTRUCTURE SUMMARY OF COSTS
(Phases 1 and 2)**

Improvement Description	Estimated Cost
S.R. 313	\$ 4,299,100
Collector Road and Emergency Access Road	\$ 2,738,100
Master Utility Improvements	\$ 784,800
Amenities, Entry Feature and Landscaping	\$ 7,800,000
MASTER INFRASTRUCTURE TOTAL	\$15,622,000

TABLE 3B

**RESIDENTIAL INFRASTRUCTURE SUMMARY OF COSTS
(Phases 1 and 2)**

Improvement Description	Estimated Cost
RESIDENTIAL MASTER INFRASTRUCTURE	
Neighborhood Roads	\$ 7,222,800
Stormwater Management System	\$ 1,988,800
Water Distribution and Sanitary Sewer Collection Systems	\$ 5,597,700
NEIGHBORHOOD INFRASTRUCTURE TOTAL	\$14,809,300

TOTAL MASTER AND NEIGHBORHOOD INFRASTRUCTURE

\$30,431,300

MASTER INFRASTRUCTURE IMPROVEMENTS

TRANSPORTATION IMPROVEMENTS

The District currently intends to finance certain master transportation facilities necessary for development within the District boundaries. The master infrastructure transportation improvements will be owned and maintained by either FDOT or St. Johns County (as appropriate) upon completion of construction. These improvements have been designed and will be constructed to either FDOT or St. Johns County standards. Landscaping and irrigation of the completed roadways will be maintained by the District.

A description of each transportation improvement follows.

SR 313

This proposed improvement includes approximately 1,450 linear feet of a four-lane urban section with appropriate turn lanes. The SR 313 improvements are depicted on Plate 5 and a typical roadway cross section is depicted on Plate 6.

COLLECTOR ROAD

This proposed improvement includes approximately 1,600 linear feet of a two-lane urban section with appropriate turn lanes. The Collector Road improvements are depicted on Plate 7 and a typical roadway cross section is depicted on Plate 8.

EMERGENCY ACCESS ROAD

This proposed improvement includes approximately 8,750 linear feet of a two-lane stabilized roadway with appropriate drainage collection systems. The Emergency Access Road improvements are depicted on Plate 7.

UTILITY IMPROVEMENTS

The District currently intends to finance certain offsite utility infrastructure necessary for development within the District boundaries. These improvements will be designed and constructed to COSA and FDEP standards and will be owned and maintained by COSA.

WATER DISTRIBUTION SYSTEM

The proposed improvement involves the construction of approximately 915 linear feet of 16" water main along and adjacent to SR 313, as depicted on Plate 9.

FORCEMAIN SYSTEM

The proposed improvement involves the construction of approximately 805 linear feet of 8" sanitary sewer force main along and adjacent to SR 313, as depicted on Plate 9.

PUMP STATION

The proposed improvement involves the construction of a COSA lift station that provides service to all of the lots within the District. This location is depicted on Plate 9.

BASIS OF COST ESTIMATE FOR
MASTER INFRASTRUCTURE IMPROVEMENTS

The following is the basis for the shared master infrastructure cost estimates where actual project bid information is not available:

- Water and sewer facilities have been designed in accordance with City of St. Augustine (COSA) and Florida Department of Environmental Protection (FDEP) Standards.
- The stormwater management system has been designed in accordance with St. Johns County, FDOT and St. Johns River Water Management District (SJRWMD) requirements.
- Costs utilized for roadways include signage and were obtained from recent bids.
- The typical roadway sections utilized for the roadway cost estimates are enclosed.
- Costs have been included for electrical conduit for street lights on the on-site roadways in accordance with FPL Standards, and are included in the transportation cost estimates.
- Costs have been included for excavation of material that may be unsuitable for the placement of structural fill.
- The engineering/permitting fees and other professional fees, including but not limited to, design, permitting, geotechnical, environmental, construction engineering/inspection and legal services are included in the estimate.
- For the purposes of this report, a 10% contingency factor has been included.
- Cost estimates contained in this report are based upon year 2021 dollars and have been prepared based upon the best available information, but in some cases, without benefit of final engineering design and environmental permitting. England-Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

RESIDENTIAL INFRASTRUCTURE IMPROVEMENTS

The District currently intends to finance, design and construct certain infrastructure improvements for the residential development within the District boundaries. The improvements include complete construction of the basic infrastructure for each neighborhood, including but not limited to: clearing and grubbing, earthwork, water and sewer underground utility construction, drainage, stormwater management, grassing, sodding, FPL underground electrical conduit and neighborhood street lighting. These items have been grouped into the three broader categories listed in Table 3B, as appropriate. Refer to Plates 10-13 for the Phases 1 and 2 Neighborhood Infrastructure Improvements.

The cost estimate for the roadways included for the residential master infrastructure improvements is based upon curb and gutter section roadways with variable pavement widths, within variable width rights-of-way. The clearing, grubbing and earthwork estimates include all work necessary for the complete right-of-way area, and include utility easements for underground electrical conduit for roadway street lighting. Disturbed areas within the rights-of-way, which are outside of the paved areas, will be sodded and/or seeded and grassed in order to provide erosion and sediment control in accordance with St Johns County standards.

Stormwater management cost estimates included in the residential master infrastructure improvements provide for the attenuation and treatment of stormwater runoff from the project in accordance with St. Johns River Water Management District and St. Johns County standards. Costs include detention pond construction, outfall control structures, and any site fill required to provide a complete stormwater management system.

Water, sewer and reuse cost estimates included in the residential master infrastructure improvements consist of the underground water and reuse transmission systems and wastewater (sewer) collection system serving the development. Costs include piping, manholes, valves, services, and all appurtenances required in order to construct the system in accordance with COSA and Florida Department of Environmental Protection standards.

The residential master infrastructure improvements shall be designed and constructed to St. Johns County, COSA, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Roadways shall be owned and maintained by the St. Johns County. Water, reuse and sewer facilities shall be owned and maintained by COSA. The neighborhood street lighting shall be owned and operated by FPL, and the cost to operate them is presently expected to be paid by the District. The District shall maintain stormwater management improvements.

**BASIS OF COST ESTIMATE FOR RESIDENTIAL
INFRASTRUCTURE IMPROVEMENTS**

The following is the basis for the residential master infrastructure cost estimates:

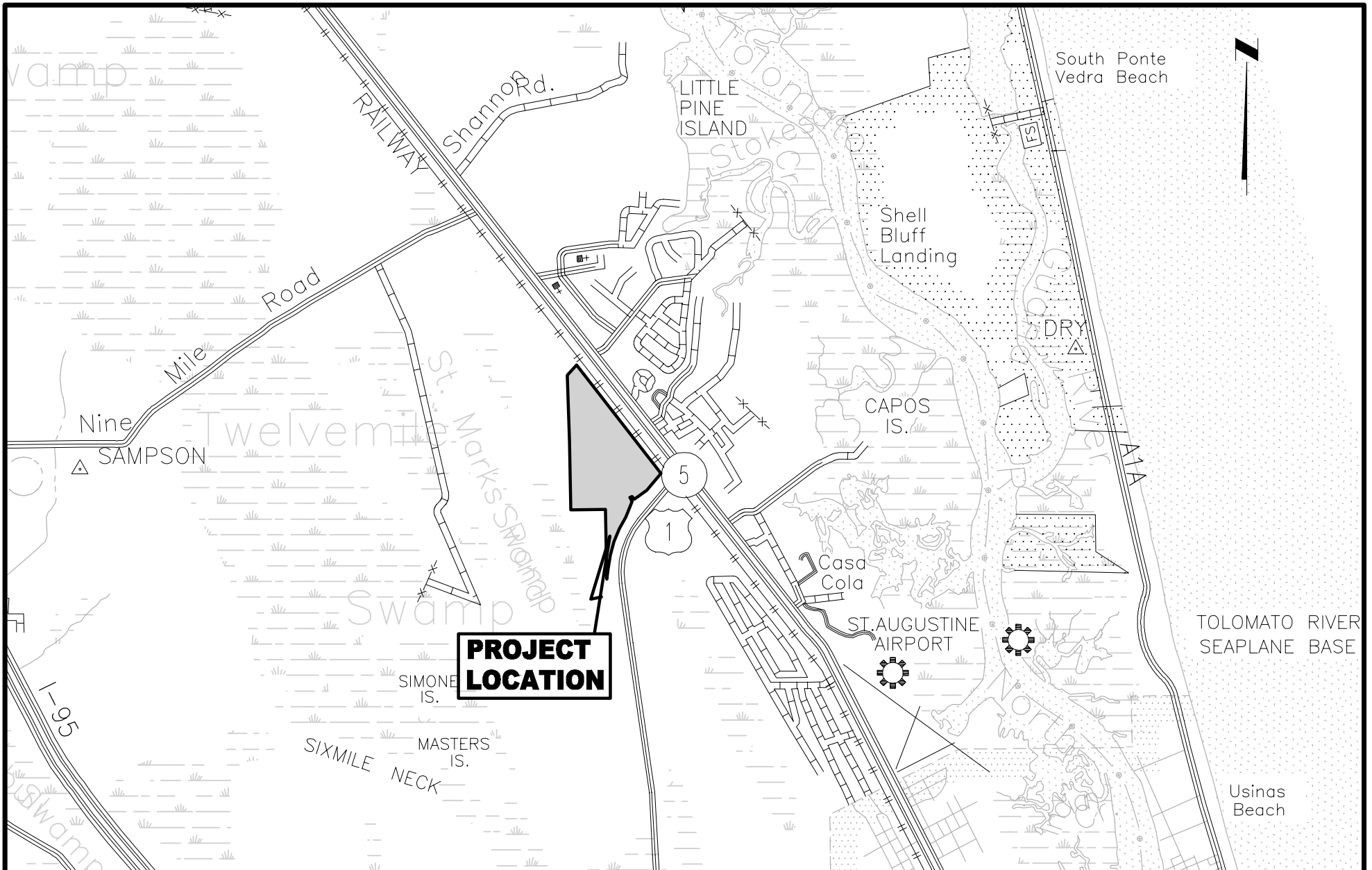
- Costs utilized were obtained from recent bids.
- Water and Sewer Facilities are designed in accordance with COSA and FDEP standards.
- The stormwater management system are designed pursuant to SJRWMD and St. Johns County standards and the cost estimate has been developed from recent bids.
- The engineering, permitting, construction inspection and other soft cost fees have been included in the estimated cost.
- For the purpose of this report, a 10% contingency factor has been included for neighborhood master infrastructure.
- Cost estimates contained in this report are based upon year 2021 dollars and have been prepared based upon the best available information, but in some cases, without benefit of final engineering design and environmental permitting. England-Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.
- Costs have been included for street lighting and electrical conduit on all roadways in accordance with FPL standards.

APPENDIX

Description

Plate No.

- | | |
|----|---|
| 1 | Location Map |
| 2 | District Boundary |
| 3 | District Legal Description |
| 4 | Phases 1 and 2 Legal Description |
| 5 | S.R. 313 |
| 6 | Typical Cross Section – S.R. 313 |
| 7 | Collector Road and Emergency Access Road |
| 8 | Typical Cross Section – Collector Road |
| 9 | Master Utility Improvements |
| 10 | Water Distribution System (Phases 1 and 2) |
| 11 | Sanitary Sewer Collection System (Phases 1 and 2) |
| 12 | Stormwater Management System (Phases 1 and 2) |
| 13 | Neighborhood Roads (Phases 1 and 2) |
| 14 | Amenities and Entry Features |
| 15 | Master Plan |



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA - 00002584 LC - 0000316

LOCATION MAP

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

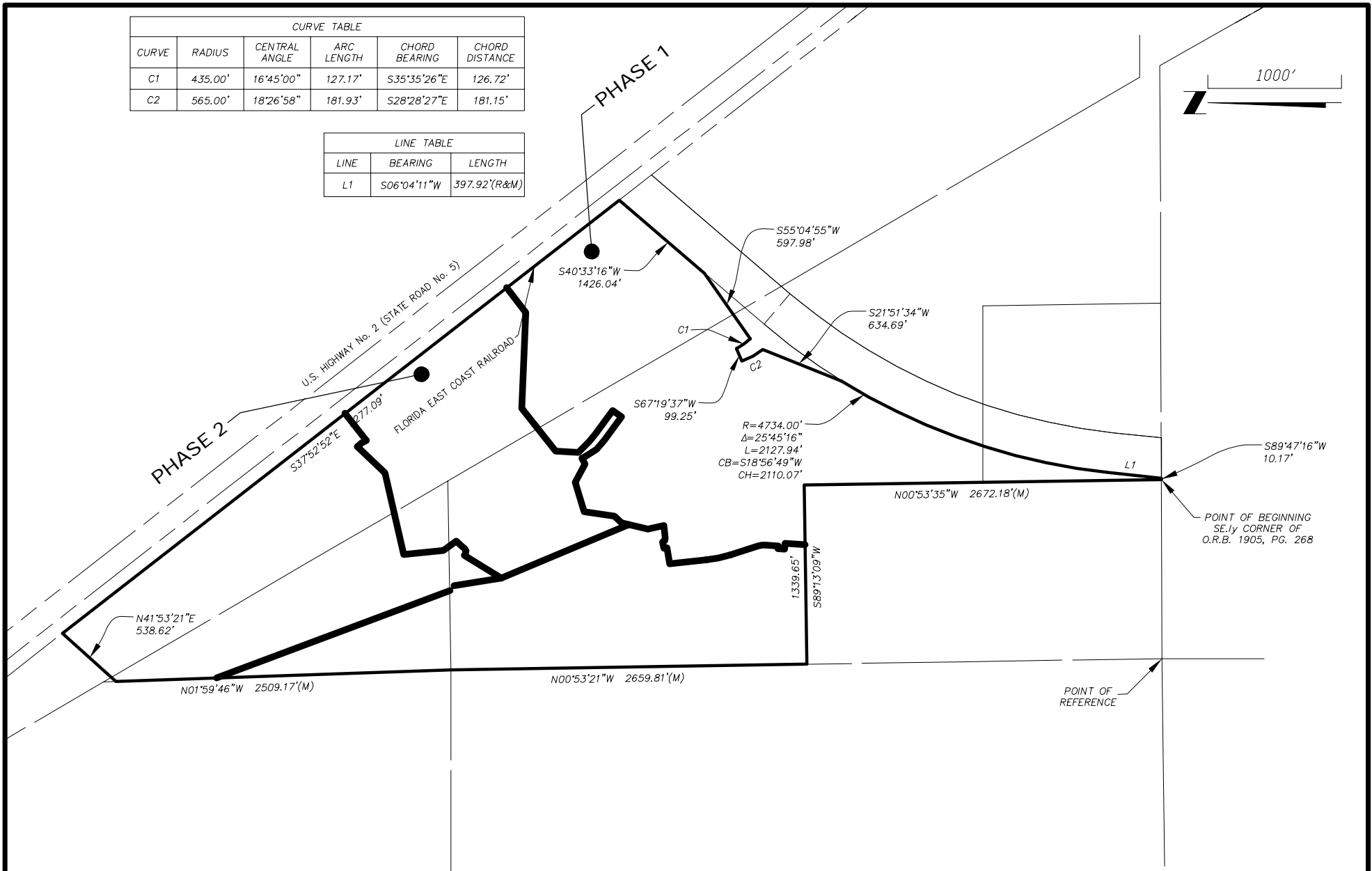
DRAWN BY: JRC

DATE: NOVEMBER 19, 2020

PLATE NO. 1

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	435.00'	16°45'00"	127.17'	S35°35'26"E	126.72'
C2	565.00'	18°26'58"	181.93'	S28°28'27"E	181.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S06°04'11"W	397.92'(R&M)



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DISTRICT BOUNDARY

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: MAJ

DATE: NOVEMBER 19, 2020

PLATE NO. 2

SURVEYOR'S DESCRIPTION:
PARCEL 9:

Work Order No. 20-306.00
File No. 127E-13.00A

A PORTION OF SECTIONS 10 AND 15, AND A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4658, PAGE 1207, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 15; THENCE NORTH 89°47'16" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 15, A DISTANCE OF 1339.93 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1905, PAGE 268, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 00°53'35" WEST, DEPARTING SAID SOUTHERLY LINE OF SECTION 15 AND ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 1905, PAGE 268, A DISTANCE OF 2672.18 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 89°13'09" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1905, PAGE 268, A DISTANCE OF 1339.65 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID SECTION 15; THENCE NORTH 00°53'21" WEST, ALONG SAID WESTERLY LINE, 2659.81 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 01°59'46" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 2601.17 FEET TO THE NORTHERLY MOST CORNER OF SAID SECTION 10, SAID CORNER LYING ON THE WESTERLY LINE OF SAID SECTION 50 OF THE PABLO SABATE GRANT; THENCE NORTH 30°16'44" WEST, ALONG SAID WESTERLY LINE OF SECTION 50, A DISTANCE OF 3599.14 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 37°52'52" EAST, DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 8823.47 FEET TO THE NORTHERLY MOST CORNER OF SAID OFFICIAL RECORDS BOOK 4658, PAGE 1203, OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 4658, PAGE 1203 THE FOLLOWING 8 COURSES: COURSE 1, THENCE SOUTH 40°33'16" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, 841.41 FEET; COURSE 2, THENCE SOUTH 55°04'55" WEST, 597.98 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 435.00 FEET; COURSE 3, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°45'00", AN ARC LENGTH OF 127.17 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35°35'26" WEST, 126.72 FEET; COURSE 4, THENCE SOUTH 67°19'37" WEST, 99.25 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 565.00 FEET; COURSE 5, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'58", AND ARC LENGTH OF 181.93 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°28'27" EAST, 181.15 FEET; COURSE 6, THENCE SOUTH 21°51'34" WEST, 634.69 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 4734.00 FEET, COURSE 7, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°45'17", AN ARC LENGTH OF 2127.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°56'50" WEST, 2110.08 FEET; COURSE 8, THENCE SOUTH 06°04'11" WEST, CONTINUING ALONG SAID NORTHWESTERLY LINE, 397.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER LYING ON SAID SOUTHERLY LINE OF SECTION 15; THENCE SOUTH 89°47'16" WEST, ALONG SAID SOUTHERLY LINE, 10.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE LANDS DESCRIBED ABOVE THE FOLLOWING:

A PORTION OF SECTION 10, AND A PORTION OF SECTION 50 OF THE PABLO SABATE GRANT, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4658, PAGE 1207, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 01°59'46" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 2509.17 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE NORTH 01°59'46" WEST, ALONG SAID WESTERLY LINE, 92.00 FEET TO THE NORTHERLY MOST CORNER OF SAID SECTION 10, SAID CORNER LYING ON THE WESTERLY LINE OF SAID SECTION 50 OF THE PABLO SABATE GRANT; THENCE NORTH 30°16'44" WEST, ALONG SAID WESTERLY LINE OF SECTION 50, A DISTANCE OF 3599.14 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 37°52'52" EAST, DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 3546.38 FEET; THENCE SOUTH 41°53'21" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, 538.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 292.89 ACRES, MORE OR LESS.



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DISTRICT LEGAL DESCRIPTION

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: JRC

DATE: NOVEMBER 19, 2020

PLATE NO. 3



VISION - EXPERIENCE - RESULTS
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PHASES 1 & 2 LEGAL DESCRIPTION

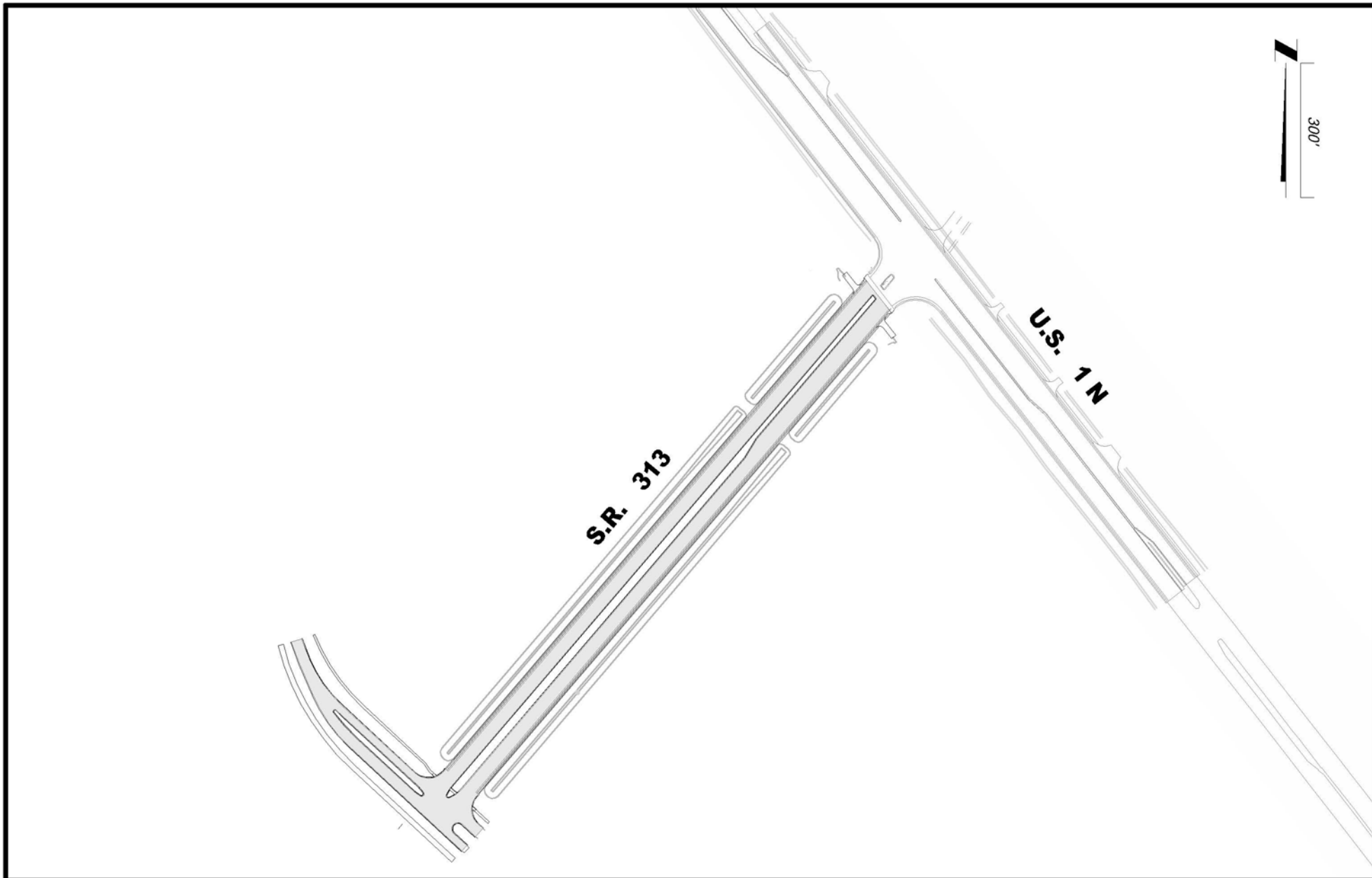
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: JRC

DATE: NOVEMBER 19, 2020

PLATE NO. 4



ETM

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S.R. 313

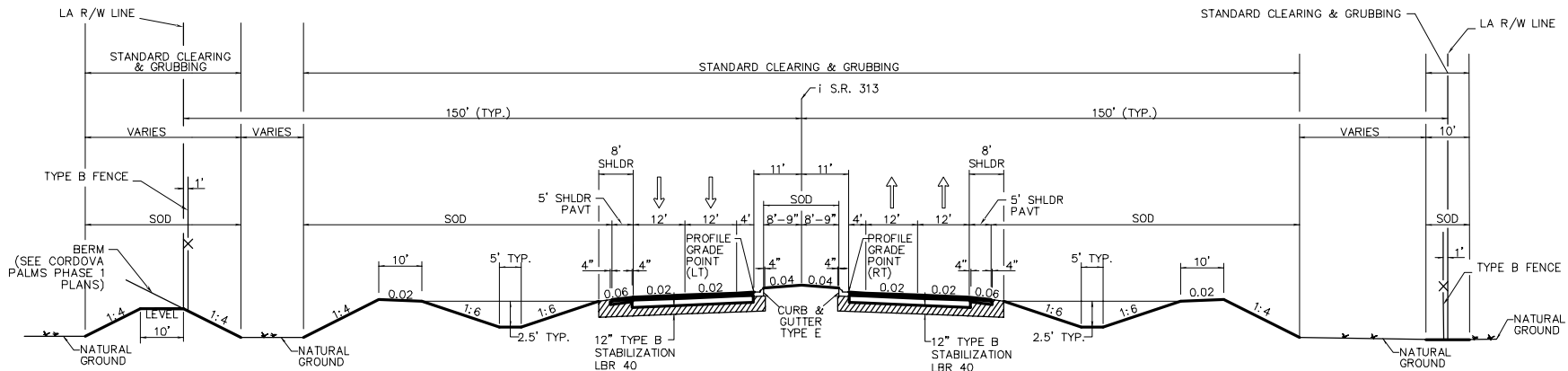
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: MAJ

DATE: NOVEMBER 19, 2020

PLATE NO. 5



TYPICAL SECTION NO. 1
SR 313
STA. 471+90.88 TO STA. 483+84.00

MAINLINE
OPTIONAL BASE GROUP 9
3" TYPE SP-12.5 STRUCTURAL COURSE (TRAFFIC C) OVERLAYED WITH
1 1/2" FRICTION COURSE FC-12.5 (TRAFFIC C) (PG 76-22)

STRUCTURAL NUMBER = 4.74

SHOULDER
OPTIONAL BASE GROUP 2
1 1/2" TYPE SP-12.5 STRUCTURAL COURSE (TRAFFIC C) OVERLAYED WITH
1 1/2" FRICTION COURSE FC-12.5 (TRAFFIC C) (PG 76-22)

DESIGN SPEED = 55 MPH

POSTED SPEED = 45 MPH

ETM

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TYPICAL ROADWAY CROSS SECTION - S.R. 313

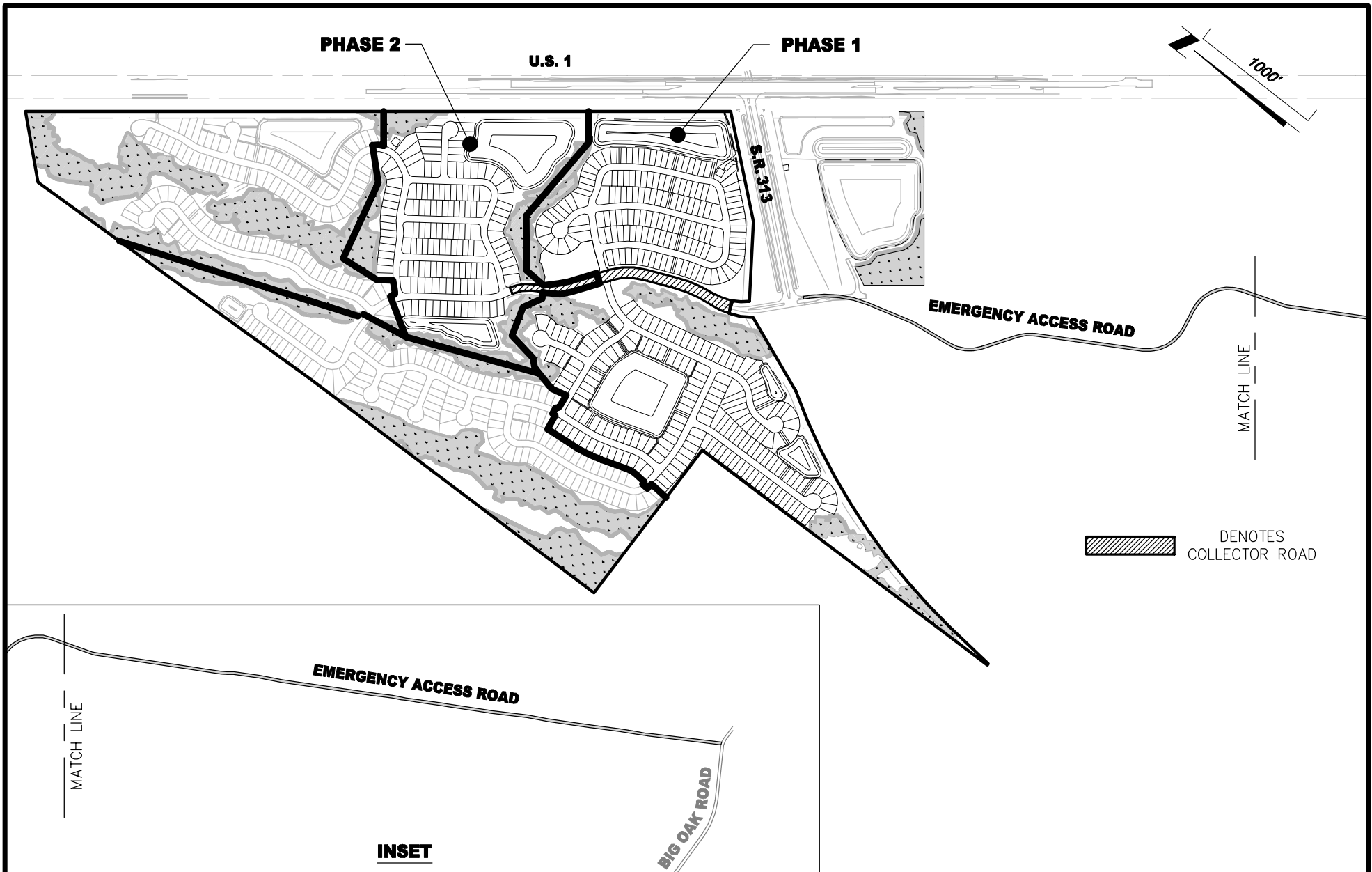
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: MAJ

DATE: NOVEMBER 19, 2020

PLATE NO. 6



ETM

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**COLLECTOR ROAD AND EMERGENCY
ACCESS ROAD**

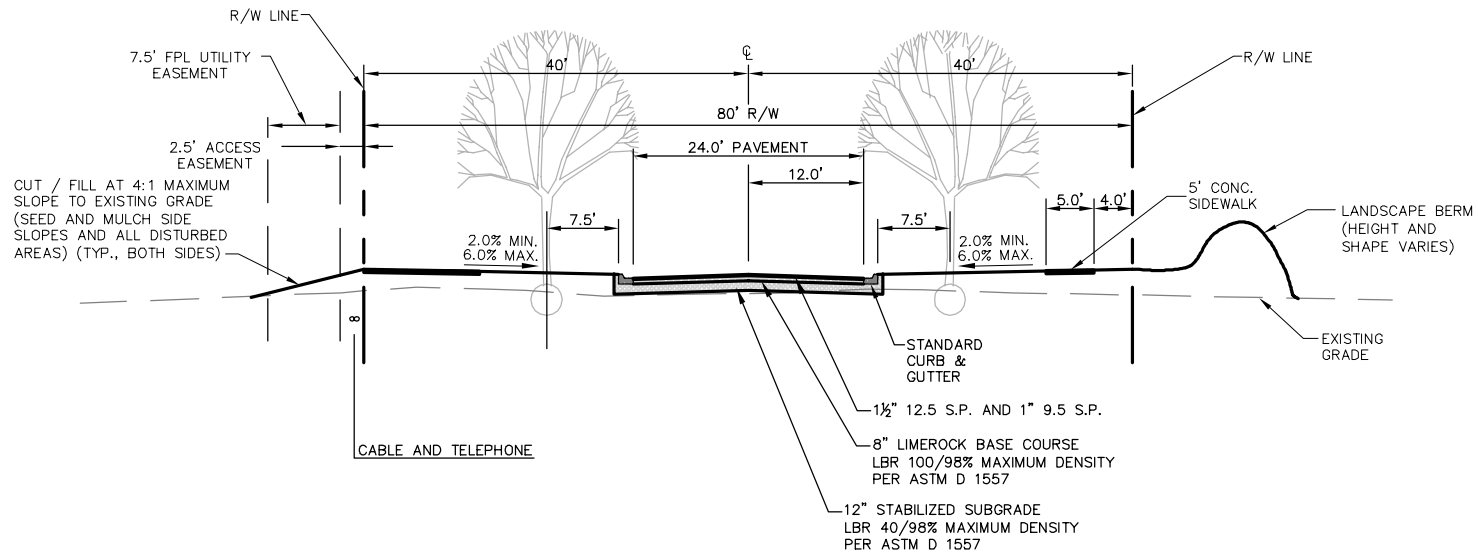
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: MAJ

DATE: NOVEMBER 19, 2020

PLATE NO. 7



TYPICAL CROSS-SECTION FOR COLLECTOR ROAD WITH 80' RIGHT-OF-WAY

ETM

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**TYPICAL ROADWAY CROSS SECTION -
COLLECTOR ROAD**

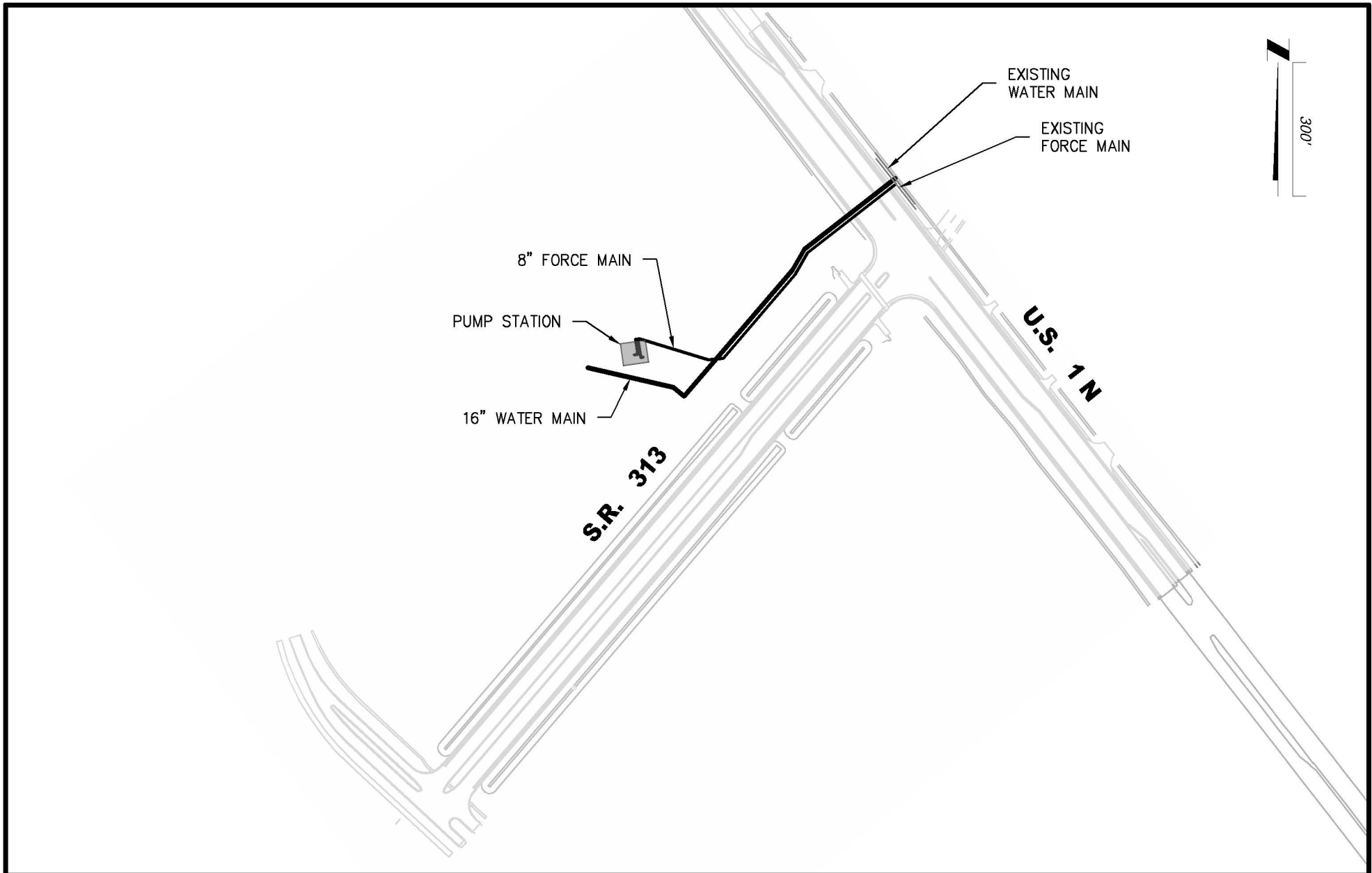
**CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA**

ETM NO. 20-185

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DATE: NOVEMBER 19, 2020

PLATE NO. 8



ETM

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MASTER UTILITY IMPROVEMENTS

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

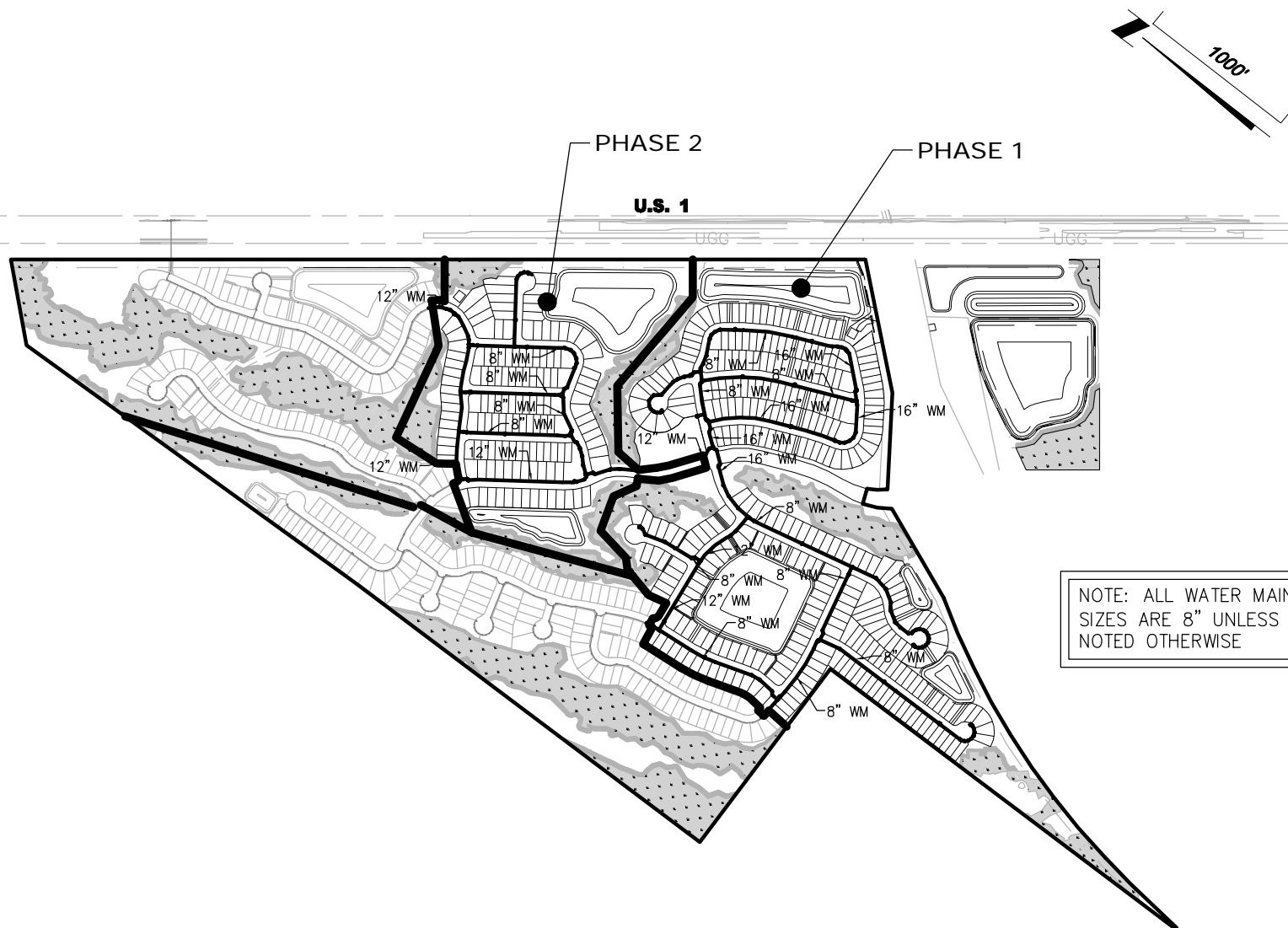
ETM NO. 20-185

DRAWN BY: MAJ

DATE: NOVEMBER 19, 2020

PLATE NO. 9

T:\2020\20-185\LandDev\Design\Plots\Exhibits\CDD-ALT\ALT Plate 10 Water.dwg
PLOTTED: July 1, 2021 - 10:55 AM, BY: Mark Jeter



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WATER DISTRIBUTION SYSTEM

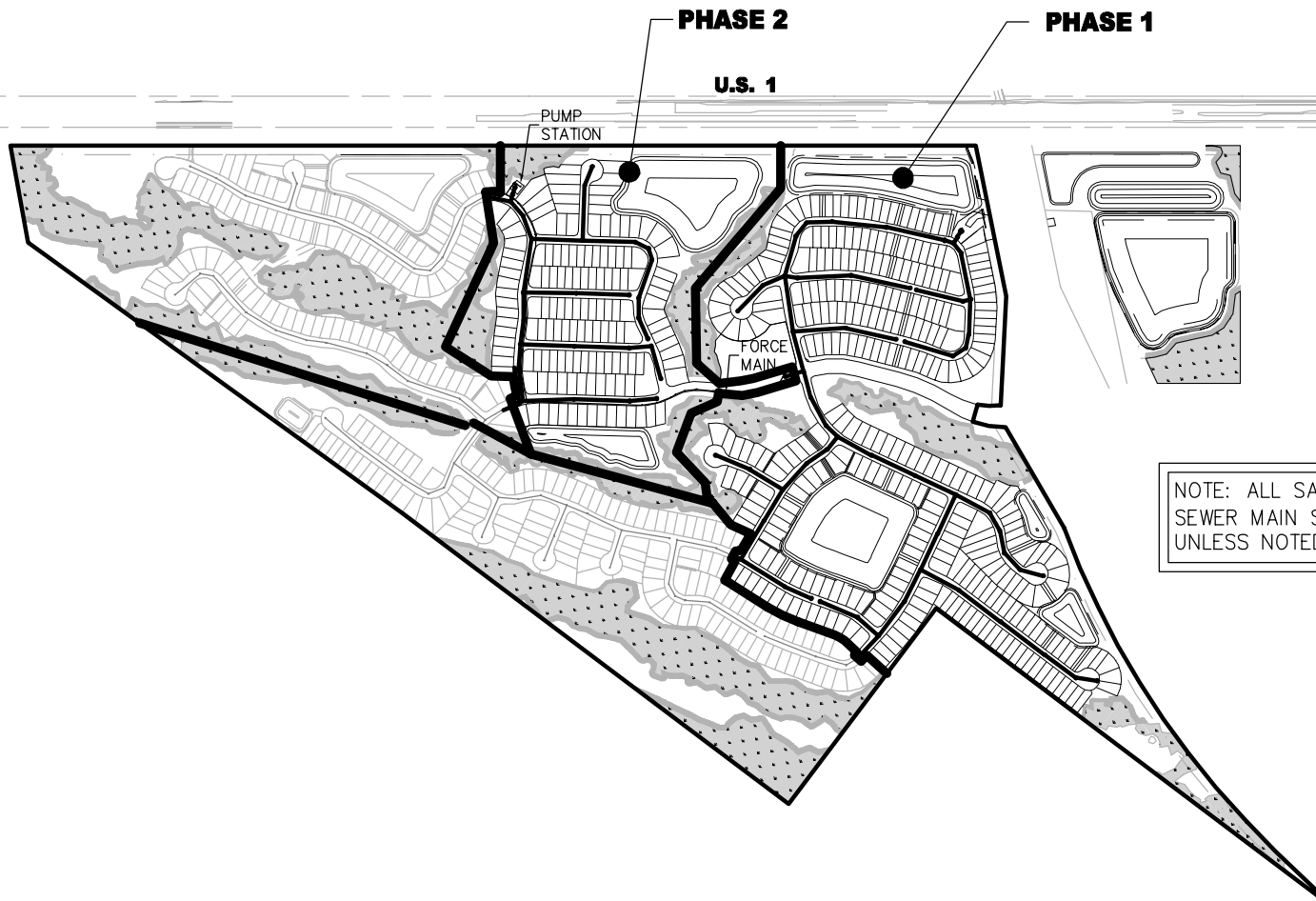
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: MAJ

DATE: NOVEMBER 19, 2020

PLATE NO. 10



ETM

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SANITARY SEWER COLLECTION SYSTEM

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

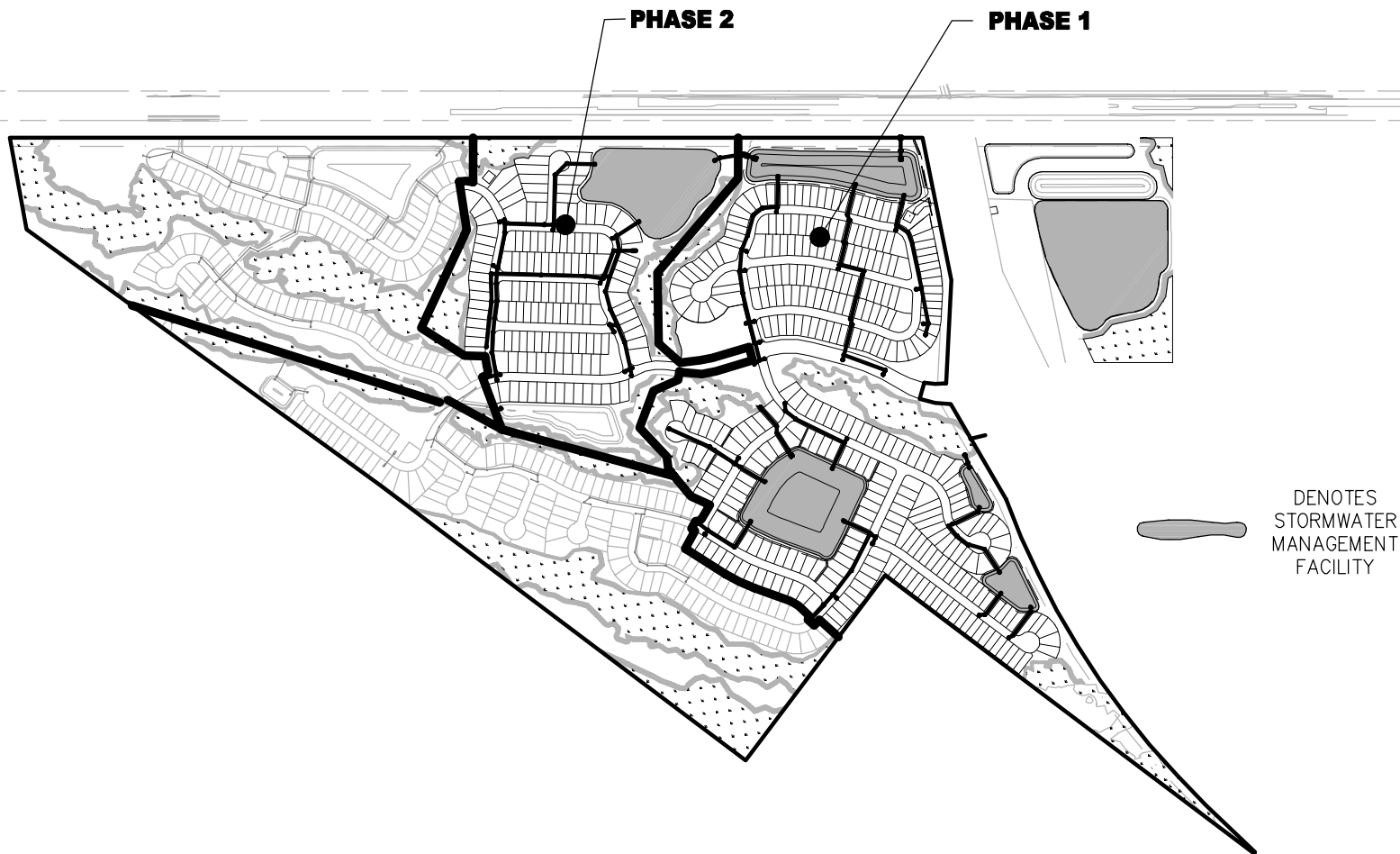
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: JRC

DATE: NOVEMBER 19, 2020

PLATE NO. 11



ETM

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STORMWATER MANAGEMENT SYSTEM

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

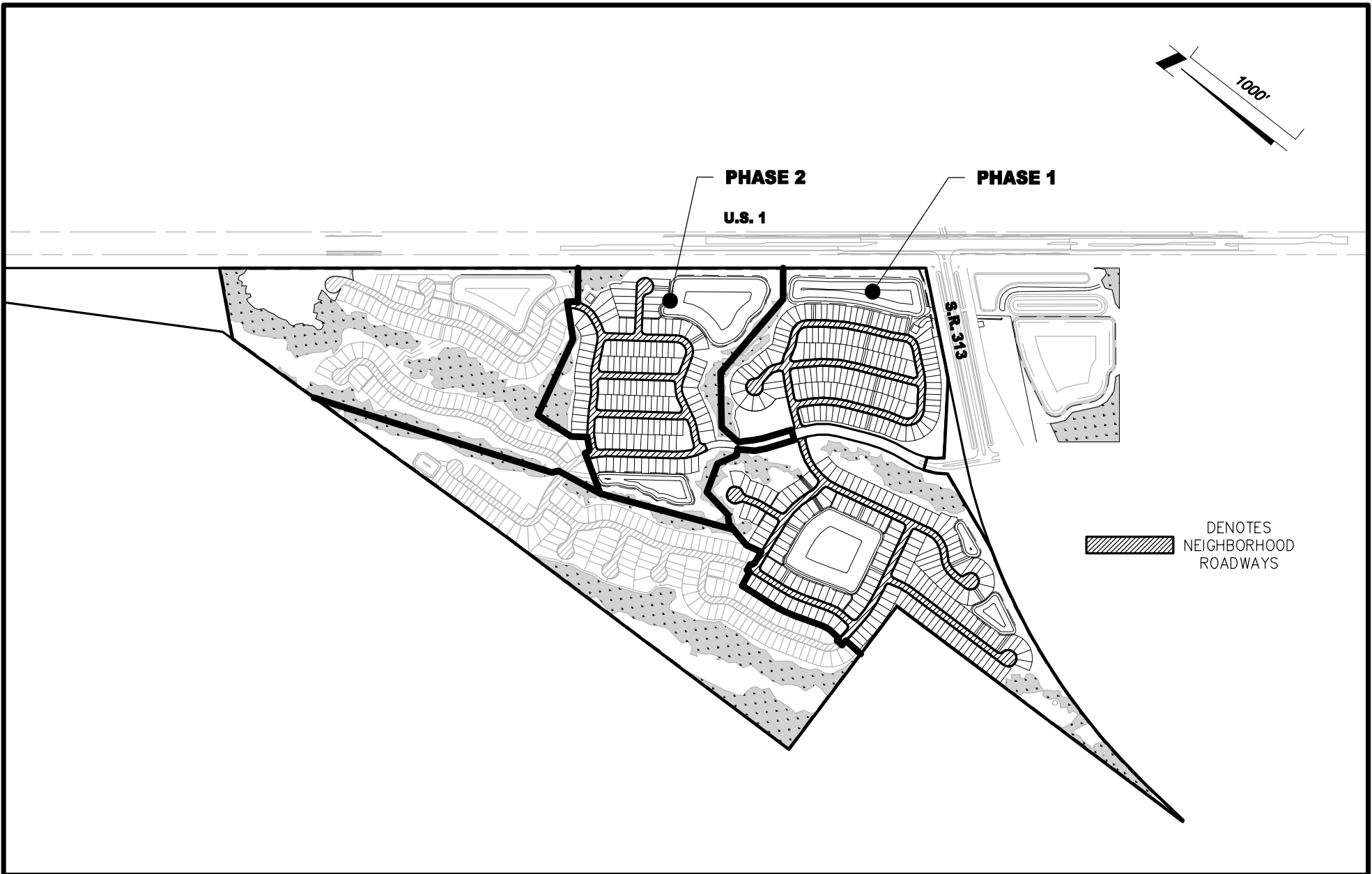
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: JRC

DATE: NOVEMBER 19, 2020

PLATE NO. 12



ETM

VISION - EXPERIENCE - RESULTS
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NEIGHBORHOOD ROADS

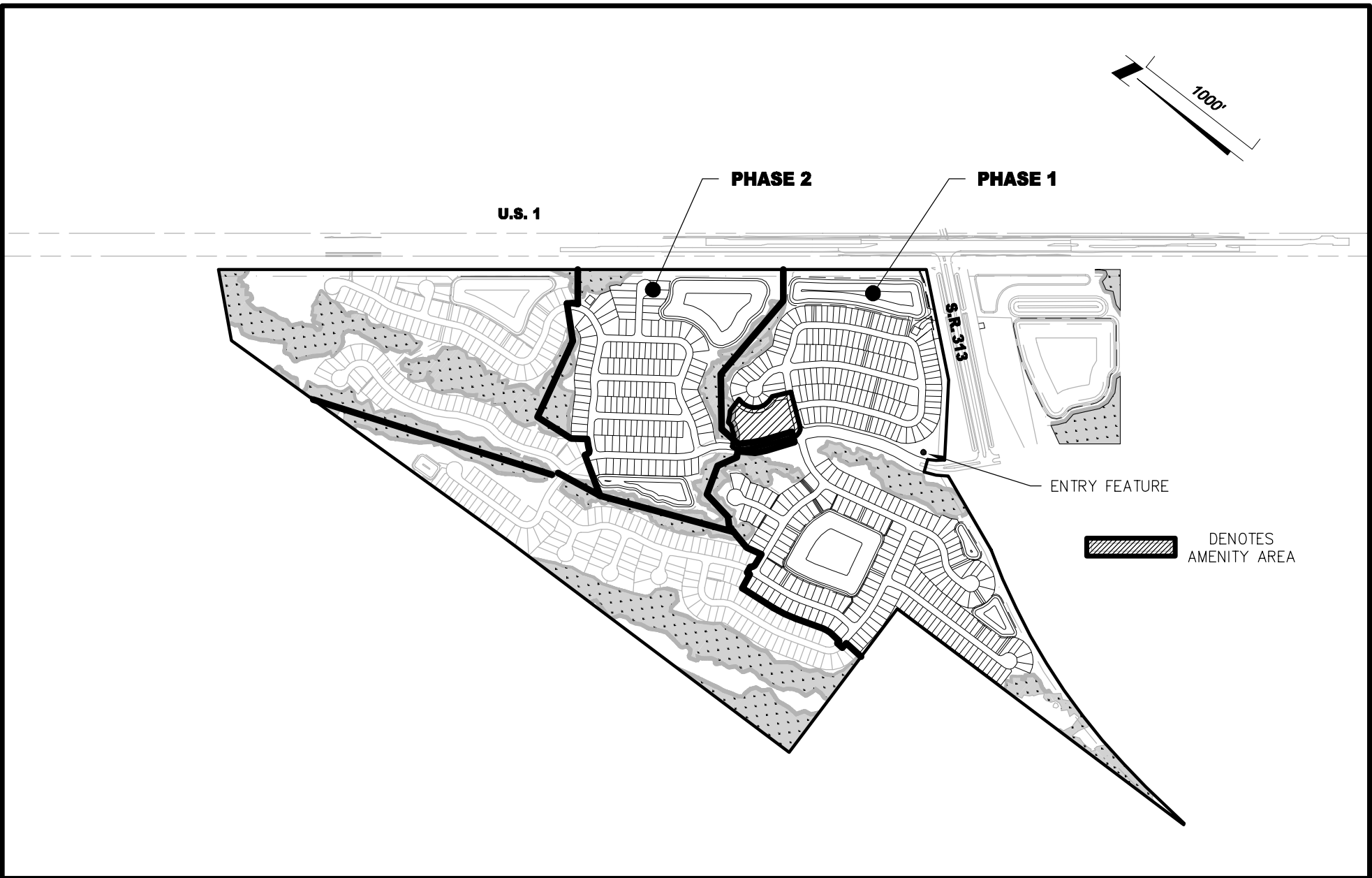
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

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DATE: NOVEMBER 19, 2020

PLATE NO. 13



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AMENITIES AND ENTRY FEATURES

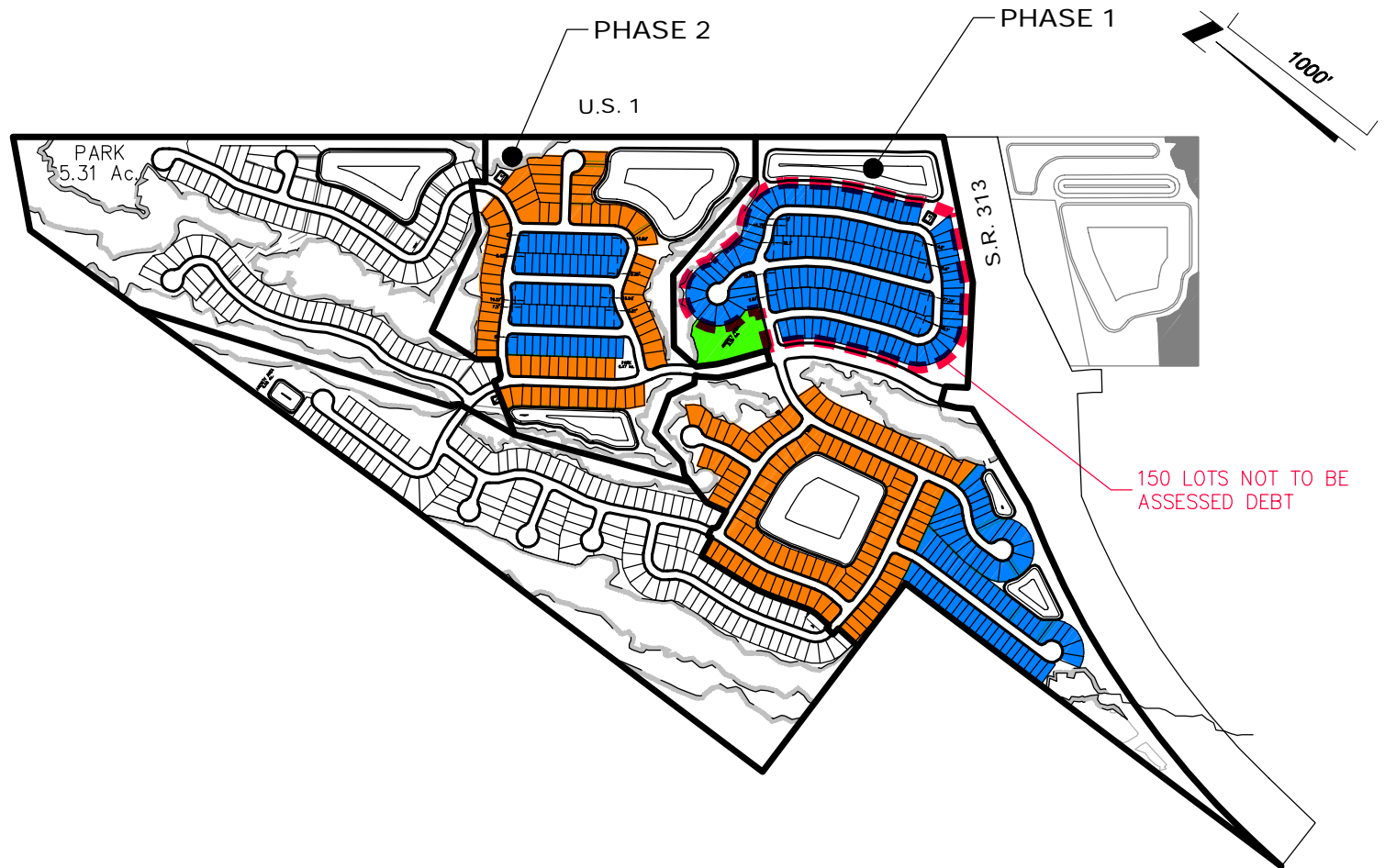
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: MAJ

DATE: NOVEMBER 19, 2020

PLATE NO. 14



43' LOTS	Blue	(287 - PHASES 1&2)*
53' LOTS	Orange	(193 - PHASES 1&2)
(480 PHASES 1&2 TOTAL)		

* 150 OF THESE 43' LOTS WILL NOT BE ASSESSED DEBT

ETM

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MASTER PLAN

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: MAJ

DATE: NOVEMBER 19, 2020

PLATE NO. 15

FOURTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cordova Palms Community Development District was held on Wednesday, August 11, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Louis Cowling	Chairman
Don Gullion	Vice Chairman (by phone)
Andrew Charlson	Supervisor
Ken Brown	Supervisor
Joyce Conway	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber	District Counsel (by phone)
Scott Wild	District Engineer (by phone)
Chad Sigmon	Dream Finders Homes

The following is a summary of the discussions and actions taken at the August 11, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:12 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Minutes

A. Approval of Minutes of the July 14, 2021 Meeting

There were no comments on the minutes.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the minutes of the August 11, 2021 Board of Supervisors meeting were approved.

B. Acceptance of Minutes of the July 14, 2021 Audit Committee Meeting and Landowners Meeting

There were no comments on the minutes.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the minutes of the July 14, 2021 Audit Committee and Landowners meetings were accepted.

FOURTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommendation

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the Audit Committee's recommendation to rank Grau & Associates #1 and Berger Toombs Elam Gaines & Frank #2 was accepted.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing for the Purpose of Adopting Rules of Procedure; Consideration of Resolution 2021-30

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the public hearing was opened.

There were no members of the public present.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the public hearing was closed.

Mr. Haber noted the rules presented are standard rules used in each District his firm represents and follow the Florida Statute requirements.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor Resolution 2021-30, adopting rules of procedure were approved.

B. Public Hearing for the Purpose of Expressing the District's Intent to Utilize the Uniform Method of Collection; Consideration of Resolution 2021-31

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the public hearing was opened.

There were no members of the public present.

Mr. Haber informed the Board adopting the uniform method of collection allows the District to enter into an agreement with the County for collection of assessments on the tax roll.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the public hearing was closed.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor Resolution 2021-31, expressing the District's intent to utilize the uniform method of collection was approved.

C. Public Hearing for the Purpose of Adopting the Fiscal Year 2021 Budget

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the public hearing was opened.

There were no members of the public present.

Mr. Laughlin noted the budget is comprised of only administrative costs.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the public hearing was closed.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor Resolution 2021-32, relating to annual appropriations and adopting the budget for Fiscal Year 2021 was approved.

D. Public Hearing for the Purpose of Adopting the Budget for Fiscal Year 2022

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the public hearing was opened.

There were no members of the public present.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the public hearing was closed.

1. Consideration of Resolution 2021-33, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor Resolution 2021-33, relating to annual appropriations and adopting the Budget for Fiscal Year 2022 was approved.

2. Consideration of Budget Funding Agreement with Dream Finders Homes for Fiscal Year 2022

Mr. Haber stated the CDD can fund its budget one of two ways. It can either levy assessments or it can enter into an agreement with the developer/landowner. In this case it's contemplated that the budget, at least for the upcoming fiscal year, will be funded through a funding agreement so that's what this is. We recommend it be approved in substantial form and it can then be provided to the landowners for review.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the budget funding agreement with Dream Finders Homes for Fiscal Year 2022 was approved in substantial form with the Chairman authorized to execute the final form.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with the St. Johns County Tax Collector for Utilizing the Uniform Collection Method

Mr. Laughlin stated this is what Wes spoke to before. We have now adopted the resolution, so this agreement will authorize them to collect assessments using the tax roll.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor the agreement with the St. Johns County Tax Collector for utilizing the uniform collection method was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Issuing a Request for Proposals for Construction of Phase 2; Resolution 2021-34

Mr. Wild informed the Board in order to enter into a contract for construction of Phase 2, the District has to go through the RFP process.

Mr. Haber stated the resolution approves the form of notice that will be published in the newspaper and approves the evaluation criteria the Board will use to evaluate proposals once they're received. It also grants the Chair the authority to make other decisions as it relates to the RFP. The idea is these get approved and then Scott and I will work with the Chair to get the notice published and move forward with getting proposals. Once proposals are received, they will come back to the Board for review.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor Resolution 2021-34, approving request for proposal documents for the District's infrastructure improvement project was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber stated at our next meeting we will hold the public hearing to levy the debt assessment. Once we do that, the next big step leading us to bond issuance is on September 28th we will have our bond validation hearing in the circuit court. Assuming the judge signs the judgment on that date, 30 days from that hearing the appeal period ends and we will be in a position to be able to issue bonds assuming all other tasks are met. We will have more documents for the Board to address related to the bonds either at the September meeting or October meeting.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements

Copies of the financial statements were included in the agenda package.

B. Consideration of Funding Request No. 3

Mr. Laughlin noted funding request number three totals \$345.54 for legal advertising costs.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor Funding Request No. 3 was approved.

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 8, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Conway seconded by Mr. Brown with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

MINUTES OF MEETING
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

An Audit Committee meeting of the Cordova Palms Community Development District was held Wednesday, August 11, 2021 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Audit Committee Members Present were:

Louis Cowling
Andrew Charlson
Kenneth Brown
Joyce Conway

Also present were:

Daniel Laughlin
Wes Haber

District Manager
District Counsel

The following is a summary of the discussions and actions taken at the August 11, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Laughlin called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS

Review and Rank Proposals for Audit Services

Mr. Laughlin stated we've received two proposals. One from Berger Toombs Elam Gaines & Frank, and we also received one from Grau & Associates. As far as criteria, we have ability of personnel. Both of these companies are capable. Proposer's experience, they both have good experience and we've worked with both of these companies on several districts. Understanding the scope of work and ability to furnish the required services, they're both pretty equal. If we had an incumbent audit firm, that firm would receive higher points typically since they would have some history with the District. Lastly, we have price. For Berger Toombs, all three years are priced at \$3,350 totaling \$10,050 for the three years of service. Grau & Associates is priced \$3,200 for 2021, \$3,300 for 2022 and \$3,400 for 2023, totaling \$9,900. Grau

received 20 points for price and Berger received 15 for price so I scored Grau with 100 points total and Berger Toombs with 95 points total, ranking Grau number one.

On MOTION by Mr. Cowling seconded by Ms. Conway with all in favor accepting Mr. Laughlin's rankings with Grau & Associates #1 and Berger Toombs Elam Gaines & Frank #2 was approved.

THIRD ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brown seconded by Ms. Conway with all in favor the meeting was adjourned.

FIFTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 24, 2021

Board of Supervisors
Cordova Palms Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Cordova Palms Community Development District, St. Johns County, Florida ("the District") for each of the fiscal years ended September 30, 2021, 2022 and 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cordova Palms Community Development District as of and for each of the fiscal years ended September 30, 2021, 2022 and 2023.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN.

Our fee for these services will not exceed \$3,200 for the September 30, 2021 audit. The fees for fiscal year 2022 and 2023 will not exceed \$3,300 and \$3,400, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cordova Palms Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau _____

RESPONSE:

This letter correctly sets forth the understanding of Cordova Palms Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SIXTH ORDER OF BUSINESS

**BOARD OF SUPERVISORS MEETING DATES
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2021-2022**

The Board of Supervisors of the Cordova Palms Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the second Wednesday of each month unless otherwise indicated as follows:

**October 13, 2021
November 10, 2021
December 8, 2021
January 12, 2022
February 9, 2022
March 9, 2022
April 13, 2022
May 11, 2022
June 8, 2022
July 13, 2022
August 10, 2022
September 14, 2022**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager

EIGHTH ORDER OF BUSINESS

Cordova Palms

Community Development District

FY 21 Funding Request #4

September 1, 2021

PAYEE	GENERAL FUND
1 Governmental Management Services	
Inv # 2 - Management Fees - July 2021	\$ 3,872.68
Inv # 3 - Management Fees - August 2021	\$ 4,707.82
2 Hopping Green & Sams	
Inv # 124423 - General Counsel - May 2021	\$ 1,888.00
Inv # 124685 - General Counsel - June 2021	\$ 1,831.63
3 The St. Augustine Record	
Inv # I3362811 - Notice of Intent to Use Uniform method of Assessment Collection - 7/9/21	\$ 538.52
Inv # I3362826 - Notice of Rule Development - 7/9/21	\$ 94.24
Inv # I3362830 - Notice of Rulemaking - 7/12/21	\$ 161.55
Inv # I3369730 - Notice of Public Hearing - 9/8/21	\$ 1,094.96
	<u>\$ 14,189.40</u>

Please make check payable to:

Cordova Palms CDD

475 W Town Place Suite 114

Saint Augustine, FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 2

Invoice Date: 7/1/21

Due Date: 7/1/21

Case:

P.O. Number:

Bill To:

Cordova Palms CDD

Description	Hours/Qty	Rate	Amount
Management Fees - July 2021 <i>1,310.513 340</i>		3,750.00	3,750.00
Office Supplies <i>510</i>		17.94	17.94
Copies <i>425</i>		19.80	19.80
Telephone <i>110</i>		84.94	84.94
EGIS, Policy # 100126796 <i>450</i>		1,658.00	1,658.00

*Σ \$3872.68**1 A***Total** ~~\$5,530.68~~**Payments/Credits** \$0.00**Balance Due** \$5,530.68*Σ \$3872.68*

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 3**Invoice Date:** 8/1/21**Due Date:** 8/1/21**Case:****P.O. Number:****Bill To:**

Cordova Palms CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - August 2021		3,750.00	3,750.00
Office Supplies		17.50	17.50
Copies		199.05	199.05
Newspaper Advertising, HCbrands.com		741.27	741.27
Total			\$4,707.82
Payments/Credits			\$0.00
Balance Due			\$4,707.82

From: Courtney Hogge chogge@gmsnf.com
Subject: Fwd: HC Brands: New Order # 8079911
Date: August 20, 2021 at 2:38 PM
To: Oksana Kuzmuk okuzmuk@gmsnf.com

CH

This is the receipt for the seal stamp charge for Cordova.

Courtney Hogge
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 238-2622
C: (865) 660-7335
chogge@gmsnf.com

Begin forwarded message:

From: HC Brands <sales@hcbrands.com>
Subject: HC Brands: New Order # 8079911
Date: June 2, 2021 at 9:54:00 AM EDT
To: GMS LLC <CHOGGE@GMSNF.COM>



ORDER DETAILS

Hi GMS LLC,
Thank you for placing your order. Your order number is:
#8079911

Your order will arrive by: Thursday 6/10

[Click here to track this order](#)

*If you have ordered any Promo180 products as part of this order they will arrive separately and likely at a later time to any Holmes Custom products in this order

PRODUCT	Sku	QTY	PRICE
Design Your own Round Stamp	1008588-	1	\$27.95

Design Your Own Round Stamp
Design

9



Design: Custom Design
Stamp Type: Self-Inking
Stamp Color: BLACK
Stamp Size: Large 2" x 2"

Subtotal	\$27.95
Shipping & Handling	\$6.95
Tax	\$1.82
Grand Total	\$36.72

PAYMENT & DELIVERY DETAILS

Payment method:

Credit Card

Card Number (Last 4):

4002

Credit Card Type:

American Express

Shipping info:

GMS LLC
475 West Town Place
Suite 114
St. Augustine, Florida, 32092
United States
T: 9049405850

[Access My Account](#)

Have Questions or need to change your order?

[\(888\) 465-6373](#) [Live Chat](#) sales@hcbrands.com

SAVE 25% NOW ON OUR SISTER SITES

Wed, May 26, 2021
12:44:36PM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 56621
Phone: 9048193436

E-Mail:

Client: CORDOVA PALMS CDD

Name: CORDOVA PALMS CDD
Address: 475 W. TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003357928-01

Start: 05/26/2021

Placement: SA Legals

Copy Line: NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNIT

Caller: x

Issues: 1

Rep: Caleb ISC-Stout

Paytype: BILL

Stop: 05/26/2021

Lines	68
Depth	5.75
Columns	1
Price	\$103.22

NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF SU- PERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOP- MENT DISTRICT

The Board of Supervisors ("Board") of the Cordova Palms Community Development District will hold its organizational meeting on Wednesday, June 2, 2021 at 2:00 p.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The purpose of the meeting is to consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; to consider certain documents related to the issuance of special assessment bonds; and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Ph: (904) 940-5850, and email dlaughlin@gmsnf.com ("District Manager's Office").

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at meeting. There may be occasions when Board Supervisors or District Staff will participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Daniel Laughlin
District Manager
3357928, May 26, 2021

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CORDOVA PALMS CDD
475 W. TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 56621
AD# 0003357928-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **BOS ORG MTG 6/2/21** was published in said newspaper on **05/26/2021**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

**NOTICE OF ORGANIZATIONAL
MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA
PALMS COMMUNITY DEVELOPMENT DISTRICT**

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Daniel Laughlin
District Manager
3357928, May 26, 2021

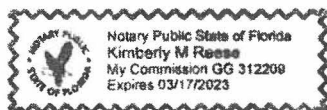
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **MAY 26 2021**

by *Melissa Rhinehart* who is personally known to
me or who has produced as identification

Kimberly M. Reese
(Signature of Notary Public)



Wed, Jun 23, 2021
8:04:02AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 56621
Phone: 9048193436

E-Mail:

Client: CORDOVA PALMS CDD

Name: CORDOVA PALMS CDD
Address: 475 W. TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003359948-01

Start: 06/16/2021

Placement: SA Legals

Copy Line: NOTICE OF LANDOWNERS MEETING AND ELECTION; NOTICE OF AUDIT COMMITTEE MEETING; AND NOTICE OF M

Caller: Courtney Hogge

Issues: 2

Rep: Caleb ISC-Stout

Paytype: BILL

Stop: 06/23/2021

Wed, Jun 23, 2021
8:04:02AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Lines	108
Depth	9.00
Columns	1
Price	\$323.10

NOTICE OF LANDOWNERS' MEETING AND ELECTION; NOTICE OF AUDIT COMMITTEE MEETING; AND NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Cordova Palms Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 292.89 acres, located west of U.S. Highway 1, south of 9 Mile Road/International Golf Parkway and north of Lafayette Avenue within St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting and election, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board. Immediately following the Board of Supervisors meeting, an audit committee meeting will be held for the purpose of selecting auditor selection evaluation criteria.

DATE July 14, 2021
TIME 10:00 a.m.
PLACE Offices of GMS, LLC
475 W. Town Place, Ste 114
St. Augustine, Florida 32092

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-8850 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portions thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting, Board of Supervisors meeting and audit committee meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or all of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-6770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Wed, Jun 23, 2021
8:04:02AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Daniel Laughlin
District Manager

3359948, June 16, 23, 2021

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CORDOVA PALMS CDD
475 W. TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 56621
AD# 0003359948-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **LO & BOS MTG 7/14/21** was published in said newspaper on **06/16/2021, 06/23/2021**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

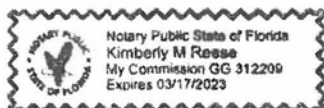
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of JUNE 23 2021

by *Melissa Rhinehart* who is personally known to
me or who has produced as identification

Kimberly M. Reese
(Signature of Notary Public)



NOTICE OF LANDOWNERS' MEETING AND ELECTION; NOTICE OF AUDIT COMMITTEE MEETING; AND NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Cordova Palms Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 292.89 acres, located west of U.S. Highway 1, south of 9 Mile Road/International Golf Parkway and north of Lafayette Avenue within St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting and election, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board. Immediately following the Board of Supervisors meeting, an audit committee meeting will be held for the purpose of selecting auditor selection evaluation criteria.

DATE July 14, 2021
TIME 10:00 a.m.
PLACE Offices of GMS, LLC
475 W. Town Place, Ste 114
St. Augustine, Florida 32092

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting, Board of Supervisors meeting and audit committee meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or all of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Daniel Laughlin
District Manager

3359948, June 16, 23, 2021

Mon, Jun 21, 2021
2:07:13PM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 56621
Phone: 9048193436

E-Mail:

Client: CORDOVA PALMS CDD

Name: CORDOVA PALMS CDD
Address: 475 W. TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003360225-01

Start: 06/14/2021

Placement: SA Legals

Copy Line: BOARD OF SUPERVISORS MEETING DATES CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL

Caller: Courtney Hogge

Issues: 1

Rep: Caleb ISC-Stout

Paytype: BILL

Stop: 06/14/2021

Lines	63
Depth	5.25
Columns	1
Price	\$94.24

**BOARD OF SUPERVISORS MEET-
ING DATES
CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2021-2022**

The Board of Supervisors of the Cordova Palms Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the second Wednesday of each month unless otherwise indicated as follows:

**July 14, 2021
August 11, 2021
September 8, 2021**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager
3360225, June 14, 2021

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CORDOVA PALMS CDD
475 W. TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 56621
AD# 0003360225-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **MTG SCHEDULE 2021-2022** was published in said newspaper on **06/14/2021**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

BOARD OF SUPERVISORS MEETING DATES
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2021-2022

The Board of Supervisors of the Cordova Palms Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the second Wednesday of each month unless otherwise indicated as follows:

July 14, 2021
August 11, 2021
September 8, 2021

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

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Daniel Laughlin
District Manager
3360225, June 14, 2021

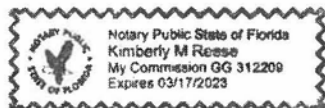
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this ____ day of JUNE 21 2021

by *Melissa Rhinehart* who is personally known to
me or who has produced as identification

Kimberly M. Reese
(Signature of Notary Public)



Thu, Jun 10, 2021
7:27:02AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 56621
Phone: 9048193436

E-Mail:

Client: CORDOVA PALMS CDD

Name: CORDOVA PALMS CDD
Address: 475 W. TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003359991-01

Start: 06/10/2021

Placement: SA Legals

Copy Line: REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE CORDOVA PALMS COMMUNITY DEVELOPMENT

Caller: Courtney Hogge

Issues: 1

Rep: Chris ISC-Landry

Paytype: BILL

Stop: 06/10/2021

Thu, Jun 10, 2021
7:27:02AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Lines	122
Depth	10.25
Columns	1
Price	\$183.99

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Cordova Palms Community Development District (the "District"), located in St. Johns County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater management system, roadway improvements, potable water and sewer systems, amenity, entry features and landscaping improvements, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with St. Johns County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit eight (8) copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on July 1, 2021 to the attention of Daniel Laughlin, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal

Thu, Jun 10, 2021
7:27:02AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:

The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

000333961 June 10, 2021

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CORDOVA PALMS CDD
475 W. TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 56621
AD# 0003359991-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS


Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **SA Req Qualification** in the matter of **RFQ for Engineering Services** was published in said newspaper on **06/10/2021**.

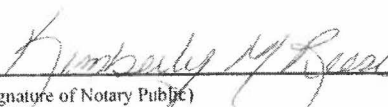
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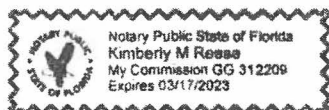
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **JUNE 10 2021**

by  who is personally known to
me or who has produced as identification


(Signature of Notary Public)



**REQUEST FOR QUALIFICATIONS
FOR ENGINEERING SERVICES
FOR THE CORDOVA PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

RFQ for Engineering Services

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The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submission of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

0003359991 June 10, 2021

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

June 30, 2021

Cordova Palms CDD
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124423

Billed through 05/31/2021

RECEIVED

AUG 11 2021

General Counsel

CORCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

05/20/21	KFJ	Review agenda; prepare organizational meeting documents.	5.00 hrs
05/21/21	WSH	Prepare organizational documents; confer with Hogge and Jusevitch.	0.80 hrs
05/21/21	KEM	Confer with department of state regarding certified ordinance.	0.10 hrs
05/21/21	KFJ	Prepare organizational meeting documents; correspond with district manager and confer with Haber.	2.70 hrs
05/25/21	KFJ	Correspond with district manager regarding ordinance; update organizational meeting documents; confer with Haber.	0.60 hrs
05/26/21	WSH	Finalize organizational documents.	0.70 hrs
05/26/21	KFJ	Confer with Haber; finalize organizational documents and correspond with district manager.	1.00 hrs

Total fees for this matter \$1,888.00

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.10 hrs	145 /hr	\$14.50
Jusevitch, Karen F. - Paralegal	9.30 hrs	145 /hr	\$1,348.50
Haber, Wesley S.	1.50 hrs	350 /hr	\$525.00

TOTAL FEES \$1,888.00

TOTAL CHARGES FOR THIS MATTER \$1,888.00

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.10 hrs	145 /hr	\$14.50
Jusevitch, Karen F. - Paralegal	9.30 hrs	145 /hr	\$1,348.50
Haber, Wesley S.	1.50 hrs	350 /hr	\$525.00

=====

TOTAL FEES \$1,888.00

TOTAL CHARGES FOR THIS BILL

\$1,888.00

Please include the bill number with your payment.

WIRE/ACH Information

Synovus Bank

Hopping Green & Sams, P.A.

Acct. #: 3270103901

ABA #: 061100606

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 15, 2021

Cordova Palms CDD
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124685
Billed through 06/30/2021

General Counsel

CORCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

06/01/21	WSH	Prepare for Board meeting.	0.80 hrs
06/02/21	WSH	Prepare for and participate in organizational meeting.	2.90 hrs
06/03/21	WSH	Confer with Jusevitch regarding public hearings for budgets, landowner election, uniform method, and rules of procedure.	0.60 hrs
06/15/21	KFJ	Confer with Fogle regarding annual invoice.	0.20 hrs
Total fees for this matter			\$1,534.00

DISBURSEMENTS

Travel	276.01
Travel - Meals	21.62
Total disbursements for this matter	\$297.63

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	0.20 hrs	145 /hr	\$29.00
Haber, Wesley S.	4.30 hrs	350 /hr	\$1,505.00

TOTAL FEES	\$1,534.00
TOTAL DISBURSEMENTS	\$297.63

TOTAL CHARGES FOR THIS MATTER	<u>\$1,831.63</u>
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BILLING SUMMARY

Jusevitch, Karen F.- Paralegal	0.20 hrs	145 /hr	\$29.00
Haber, Wesley S.	4.30 hrs	350 /hr	\$1,505.00

TOTAL FEES	\$1,534.00
TOTAL DISBURSEMENTS	\$297.63

=====

TOTAL CHARGES FOR THIS BILL

\$1,831.63

Please include the bill number with your payment.

WIRE/ACH Information

Synovus Bank

Hopping Green & Sams, P.A.

Acct. #: 3270103901

ABA #: 061100606

Fri, Jul 30, 2021
8:02:51AM

Legal Ad Invoice

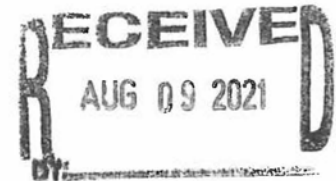
The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 56621	Name: CORDOVA PALMS CDD		
Phone: 9048193436	Address: 475 W. TOWN PLACE, SUITE 114		
E-Mail:			
Client: CORDOVA PALMS CDD	City: SAINT AUGUSTINE	State: FL	Zip: 32092
Ad Number: 0003362811-01	Caller: Courtney Hogge	Paytype: BILL	
Start: 07/09/2021	Issues: 4	Stop: 07/30/2021	
Placement: SA Legals	Rep: Dylan ISC-Abeyta		
Copy Line: CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICTS INTENT TO USE THE UNIFORM			

①

FR #4



Fri, Jul 30, 2021
8:02:51AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Lines	89
Depth	7.50
Columns	1
Price	\$538.52

**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S
INTENT TO USE THE UNIFORM
METHOD OF COLLECTION OF
NON-AD VALOREM SPECIAL
ASSESSMENTS**

Notice is hereby given that the Cordova Palms Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on August 11, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, stormwater management system, roadway improvements, potable water and sewer systems, amenity, entry features and landscaping improvements, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, 904-940-5850 at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager
3362811 July 9, 16, 23, 30, 2021

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CORDOVA PALMS CDD
475 W. TOWN PLACE, SUITE 114
SAINT AUGUSTINE, FL 32092

ACCT: 56621
AD# 0003362811-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **UNIFORM COLLECTION OF NON-AD VALOREM SPEC ASSESSMENTS** was published in said newspaper on 07/09/2021, 07/16/2021, 07/23/2021, 07/30/2021.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

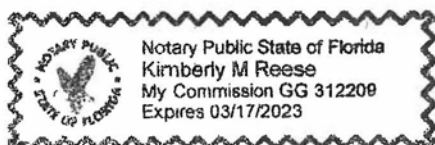
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **JUL 30 2021**

by *Melissa Rhinehart* who is personally known to
me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



**CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S
INTENT TO USE THE UNIFORM
METHOD OF COLLECTION OF
NON-AD VALOREM SPECIAL
ASSESSMENTS**

Notice is hereby given that the Cordova Palms Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on August 11, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, stormwater management system, roadway improvements, potable water and sewer systems, amenity, entry features and landscaping improvements, and any other lawful improvements or services of the District.

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Daniel Laughlin
District Manager
3362811 July 9, 16, 23, 30, 2021

Fri, Jul 9, 2021
8:02:02AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 56621
Phone: 9048193436

E-Mail:

Client: CORDOVA PALMS CDD

Name: CORDOVA PALMS CDD
Address: 475 W. TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003362826-01

Start: 07/09/2021

Placement: SA Legals

Copy Line: NOTICE OF RULE DEVELOPMENT BY THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT In accord with

Caller: Courtney Hogge

Issues: 1

Rep: Dylan ISC-Abeyta

Paytype: BILL

Stop: 07/09/2021

Lines	61
Depth	5.25
Columns	1
Price	\$94.24

NOTICE OF RULE DEVELOPMENT BY THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Cordova Palms Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2020). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.083, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2020).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

Daniel Laughlin, District Manager
Cordova Palms Community Development
District
3362826 July 9, 2021

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CORDOVA PALMS CDD
475 W. TOWN PLACE, SUITE 114
SAINT AUGUSTINE, FL 32092

ACCT: 56621
AD# 0003362826-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **RULES OF PROCEDURE** was published in said newspaper on 07/09/2021.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

**NOTICE OF RULE DEVELOPMENT
BY THE CORDOVA PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the Cordova Palms Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2020). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2020).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager, at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

Daniel Laughlin, District Manager
Cordova Palms Community Development District
3362826 July 9, 2021

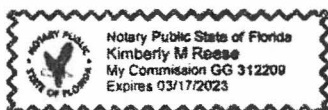
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this ____ day of JULY 09 2021

by *Melissa Rhinehart* who is personally known to
me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



Mon, Jul 12, 2021
8:27:05AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 56621
Phone: 9048193436

E-Mail:

Client: CORDOVA PALMS CDD

Name: CORDOVA PALMS CDD
Address: 475 W. TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003362830-01

Start: 07/12/2021

Placement: SA Legals

Copy Line: NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE CORDOVA PALMS COMMUNITY DEVE

Caller: Courtney Hogge

Issues: 1

Rep: Dylan ISC-Abeyta

Paytype: BILL

Stop: 07/12/2021

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CORDOVA PALMS CDD
475 W. TOWN PLACE, SUITE 114
SAINT AUGUSTINE, FL 32092

ACCT: 56621
AD# 0003362830-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **PUB HEARING BOS 8/11/21** was published in said newspaper on **07/12/2021**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

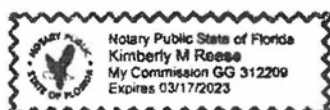
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this ____ day of JULY 12 2021

by Melissa Rhinehart who is personally known to
me or who has produced as identification

(Signature of Notary Public)



NOTICE OF RULEMAKING
REGARDING THE RULES OF
PROCEDURE OF THE CORDOVA
PALMS COMMUNITY
DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Cordova Palms Community Development District ("District") on August 11, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the St. Augustine Record on July 9, 2021.

The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.01(5), 190.01(15) and 190.035, Florida Statutes (2020). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.3144, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.01(3), 190.01(5), 190.01(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.053 and 287.084, Florida Statutes (2020).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager's Office at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

Cordova Palms Community Development District
Daniel Laughlin, District Manager
3362830 July 12, 2021

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Lines	108
Depth	9.00
Columns	1
Price	\$161.55

**NOTICE OF RULEMAKING
REGARDING THE RULES OF
PROCEDURE OF THE CORDOVA
PALMS COMMUNITY
DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Cordova Palms Community Development District ("District") on August 11, 2021 at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the St. Augustine Record on July 9, 2021.

The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2020). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.1143, 112.31446, 112.3145, 119.07, 119.0701, 189.023, 189.069(2)(a), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0528, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.035 and 287.084, Florida Statutes (2020).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager's Office at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-3850.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

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Mon, Jul 12, 2021
8:27:05AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Cordova Palms Community Development
District
Daniel Laughlin, District Manager
3362530 July 12, 2021

Mon, Aug 16, 2021
10:09:59AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 56621
Phone: 9048193436

E-Mail:

Client: CORDOVA PALMS CDD

Name: CORDOVA PALMS CDD
Address: 475 W. TOWN PLACE, SUITE 114

City: SAINT AUGUSTINE

State: FL

Zip: 32092

Ad Number: 0003369730-01

Start: 08/09/2021

Placement: SA Legal Displays

Copy Line:

Caller: Diane Ange

Issues: 2

Rep: Dylan ISC-Abeyta

Paytype: BILL

Stop: 08/16/2021

Lines	1
Depth	15.25
Columns	2
Price	\$1,094.96



THE ST. AUGUSTINE RECORD
Affidavit of Publication

CORDOVA PALMS CDD
475 W. TOWN PLACE, SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 56621
AD# 0003369730-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **SA Legal Classified** in the matter of **SPECIAL ASSESMENTS SECT 170.07 AND 197.3632(4)(b)** was published in said newspaper on **08/09/2021, 08/16/2021**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

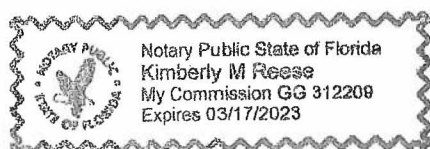
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of AUG 16 2021 AUG 16 2021

by [Signature] who is personally known to
me or who has produced as identification

[Signature]
(Signature of Notary Public)



NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS AND ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTIONS 170.07 AND 197.3632(4)(b), FLORIDA STATUTES, BY THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT AND NOTICE OF MEETING OF BOARD OF SUPERVISORS

The Cordova Palms Community Development District Board of Supervisors ("Board") will hold public a hearing and a regular board meeting on September 8, 2021, at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Cordova Palms Community Development District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are depicted below and in the District's Capital Improvement Plan, dated June 18, 2021 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the District's Records Office located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, roadway improvements, stormwater management, water and sewer improvements, amenities, entry feature and landscaping improvements, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Master Special Assessment Methodology Report*, dated July 1, 2021 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above. The Assessment Report identifies the legal description of the property within the District which will be subject to the assessments and the assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the improvements to be funded by the District will initially be determined on an equal assessment per acre basis. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$52,930,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Land Use	Total # of Units	ERU Factor	Maximum Net Annual Debt Service*	Maximum Annual Installment Per Unit*
40' Lot	295	0.80	\$1,262,368	\$4,279
50' Lot	438	1.00	\$2,342,070	\$5,349

* Exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt anticipated to be issued to finance the improvements.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the St. Johns County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on September 8, 2021, at 10:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

RESOLUTION 2021-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Cordova Palms Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Capital Improvement Plan*, dated June 18, 2021, attached hereto as Exhibit A and incorporated herein by reference, and

WHEREAS, it is in the best interest of the District to pay the cost of the improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated July 1, 2021, attached hereto as Exhibit B and incorporated herein by reference and on file at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT:

- Assessments shall be levied to defray a portion of the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$42,060,700 (the "Estimated Cost").
- The Assessments will defray approximately \$52,930,000, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to be published in the District's official newspaper.

further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the improvements and the estimated cost of the improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within St. Johns County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of July, 2021.

ATTEST:

/s/ Daniel Laughlin
Secretary/Assistant Secretary

CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT
/s/ Louis Cowling
Chairman, Board of Supervisors

Exhibit A: Capital Improvement Plan, dated June 18, 2021

Exhibit B: Master Special Assessment Methodology Report, dated July 1, 2021

